

A DEVELOPMENT BY



EDEN RISE

CAMBOURNE, CAMBRIDGE

A COLLECTION OF TWO, THREE & FOUR BEDROOM
HOMES IN THE HEART OF CAMBRIDGESHIRE



EDEN RISE
CAMBOURNE, CAMBRIDGE

BE AT HOME IN A VIBRANT, MODERN COMMUNITY

For many people, living well in today's world isn't just about a dream home. It's also about balancing convenience and opportunity. Having space to relax and unwind. But also being able to feel the buzz of the city whenever you want.

Our 12 new two to four-bedroomed homes in the Cambridgeshire settlement of Cambourne tick all the boxes. They're designed around you and your needs. They're built with reassuring quality specification. And they're right at the heart of a vibrant modern community.

Whether you're just setting out on your journey together, building your career or raising a family, this is where the next chapter begins. A place to call home. A place where you can start making all those magical memories to treasure for a lifetime.



BE PERFECTLY PLACED TO ENJOY LIFE

Cambourne is a community designed for modern living. So, it's exceptionally well equipped and well connected.

Within a few minutes' walk of Eden Rise there's plenty to meet your everyday needs, including a supermarket, medical, dental and vet practices, a pharmacy, a family-friendly pub, a bank and a coffee shop.

For sports and fitness fans, there's the Everyone Active centre for work-outs, team games and more. Cambourne also has thriving cricket, football and rugby clubs.

As for more shopping, dining and entertainment, top of the list has to be Cambridge, an iconic city with a dynamic, cosmopolitan vibe. Its centre and Science Park are both around

12 miles from Cambourne. There are several options, including the lively market towns of St Neots (9 miles), Bedford (21 miles) and Huntingdon (11 miles), also a short journey away.

Direct bus services run regularly to St Neots and Cambridge, with rail connections to London King's Cross and Liverpool Street, as well as Birmingham, Peterborough and Stansted Airport. There are plans to extend Cambridge's innovative busway system to Cambourne.

The huge choice of local educational establishments includes four primary schools and two secondary schools in Cambourne itself.

Top of the class



A range of choices available with four excellent primary schools and two secondary schools on your doorstep. With independent schools and colleges in the surrounding area.

A good local



At the Monkfield Arms, you can enjoy quality pub food and drink served daily in a relaxed, warm and family friendly environment, just a stone's throw away from Eden Rise.

Country walks



You'll love discovering your local surroundings and there's plenty of places to explore and stretch your legs, with a park and children's play area just around the corner.

Connections for work



With daily bus, rail and motorway connections to and from Cambourne, you're perfectly placed and within easy reach of Cambridge and London, as well as Birmingham, Peterborough and Stansted Airport.

Links to the city



A few miles drive from the bustling towns of St Neots, Bedford, Huntingdon and the neighbouring city of Cambridge - all offering fantastic dining, shopping and entertainment options.

Sports and leisure

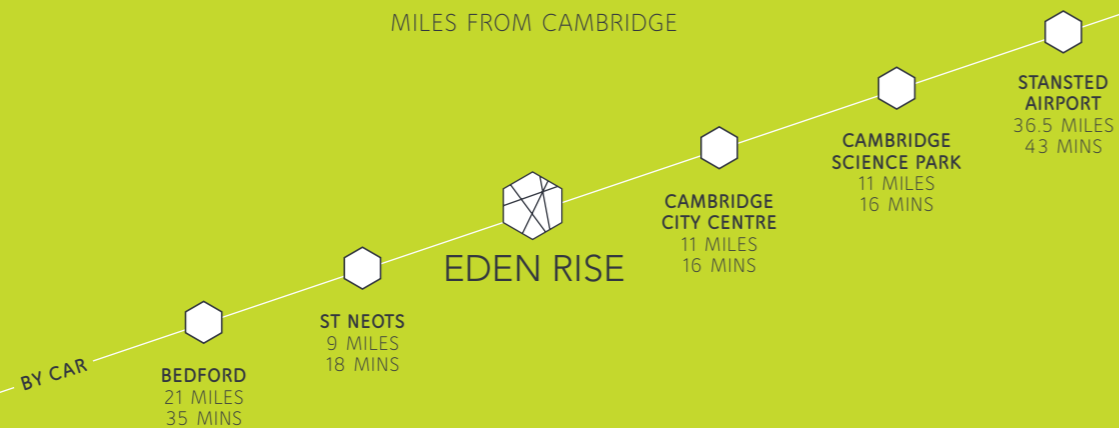


Cambourne offers a host of sports and fitness facilities, with the Everyone Active centre just across the road, with a generous gym and dance hall. As well as flourishing cricket, football and rugby clubs.

AT EDEN RISE YOU'RE JUST

11

MILES FROM CAMBRIDGE



FOR QUICK AND EASY TRANSPORT TO WORK A

BUS

LINK RUNS TO CAMBRIDGE SCIENCE PARK

LONDON BY TRAIN IN JUST OVER

1

HOUR

OWN A HOME THAT'S MADE FOR YOU

At Flagship we're focused on the needs of homebuyers like you. Our homes are not just built to high standards. They're shaped by real thought, care and attention to detail.

Seamlessly slotting into its surroundings, Eden Rise is defined by our three key principles: intelligent design, reliable craftsmanship and high-quality materials. Picture windows and patio doors flood the living space with natural light. Internal layouts are well planned and all homes feature a master bedroom with en-suite. Outside, generous gardens and ample parking add to the attraction.



THE VECTOR (PLOTS 1 & 7)

A spacious four-bedroomed, three-storey family home. Features include a master bedroom with en-suite bathroom and dressing room (on its own floor), a main garden, a second smaller garden and a garage.



THE MANDALA (PLOTS 5-6 & 11-12)

A three-bedroomed, semi-detached home with well-planned accommodation that feels spacious yet practical for a family. The master bedroom has an en-suite and there's also a family bathroom.



THE FLEUR (PLOTS 2-4 & 8-10)

A two-bedroomed home, expertly designed to make best use of the available space. It has an open plan living/dining area with patio doors to the garden, a self-contained kitchen and a master bedroom with en-suite bathroom.



Please note exterior colours are subject to build stage.

AH AFFORDABLE HOUSING

Please note the siteplan is intended for illustrative purposes only. All road and paving surface colour and landscaping are indicative and layouts are given as a guide only.



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VECTOR
(PLOTS 1 & 7)

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FIRST FLOOR

- Bedroom 2**
3.7m x 2.8m 12'1 x 9'2
- Bedroom 3**
3.2m x 3.1m 10'5 x 10'2
- Bedroom 4**
3.2m x 2.1m 10'5 x 6'9



GROUND FLOOR

- Living room**
5.3m x 3.2m 17'4 x 10'5
- Dining room**
2.6m x 3.7m 8'5 x 12'1
- Kitchen**
2.7m x 3.7m 8'8 x 12'1

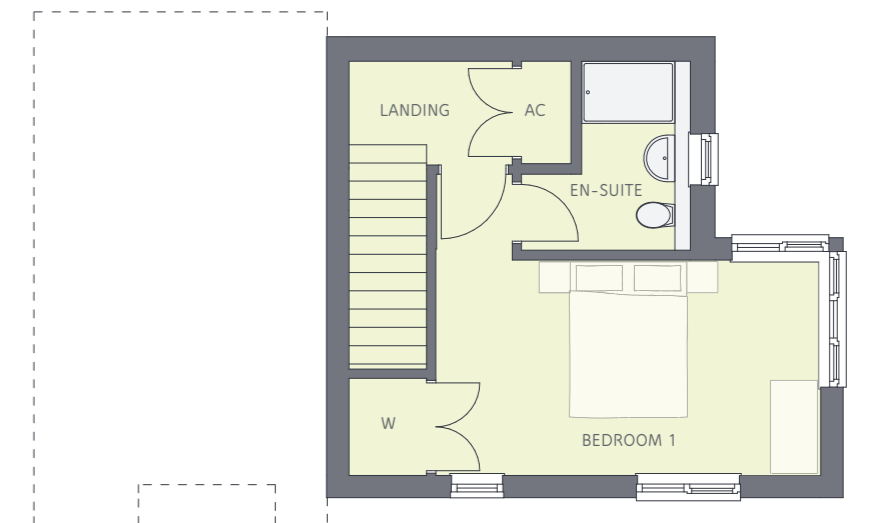


SECOND FLOOR

- Bedroom 1**
4.9m x 2.8m 16'1 x 9'2

TOTAL FLOOR SPACE

126m² / 1356.3 sq ft
W-Wardrobe / WC-Toilet
AC-Airing cupboard



Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with a Sales Consultant before reservation. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Boiler and radiator positions are not shown.



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MANDALA
(PLOTS 5-6 & 11-12)

A three-bedroom, semi-detached home with well-planned accommodation that feels spacious yet practical for a family. The master bedroom has an en-suite and there's also a family bathroom.



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A two-bedroomed home, expertly designed to make best use of the available space. It has an open plan living/dining area with patio doors to the garden, a self contained kitchen and a master bedroom with en-suite bathroom.



FIRST FLOOR

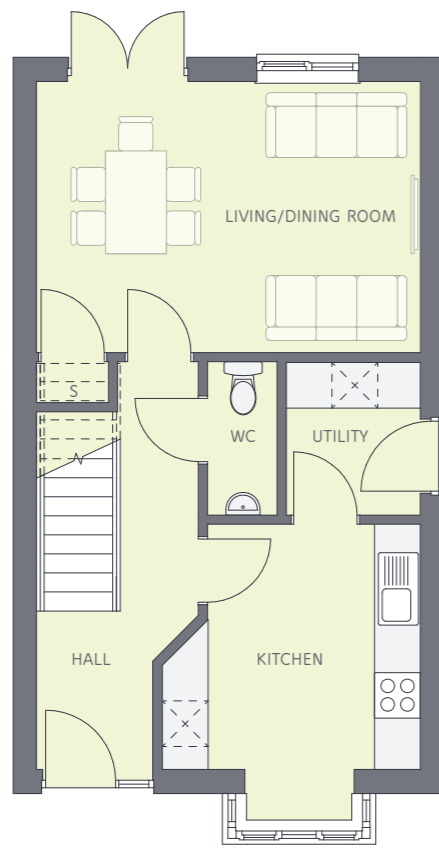
- Bedroom 1**
3.9m x 2.7m 12'8 x 8'9
- Bedroom 2**
2.7m x 3.2m 8'8 x 10'5
- Bedroom 3**
2.5m x 2.2m 8'2 x 7'2

GROUND FLOOR

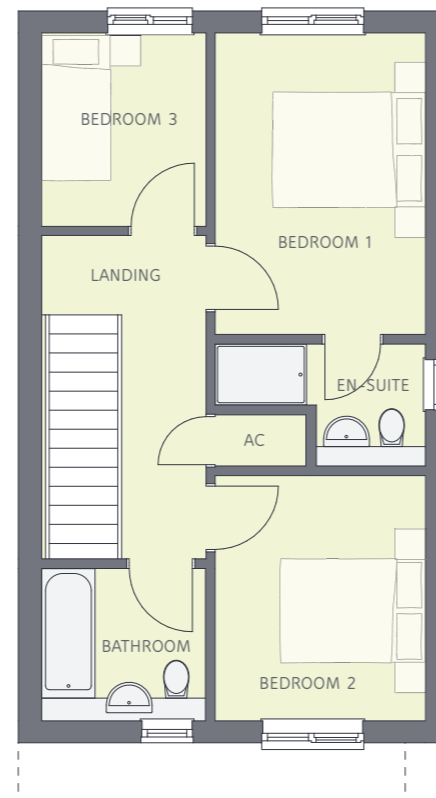
- Living/dining room**
3.5m x 5.2m 11'4 x 17'1
- Kitchen**
3.2m x 3.4m 10'5 x 11'1

TOTAL FLOOR SPACE

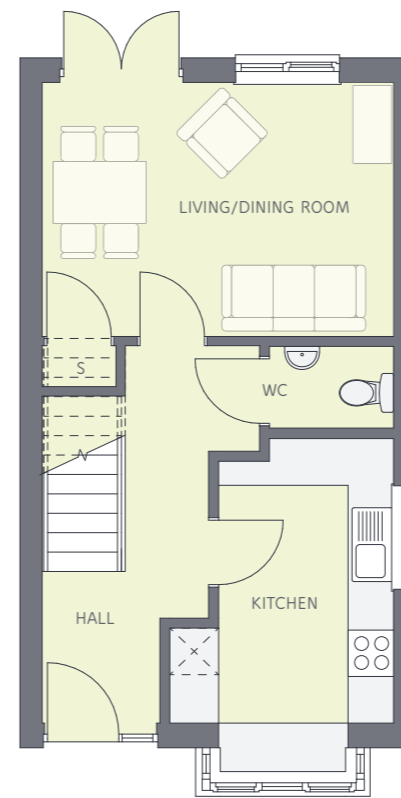
91m² / 979.5 sq ft
W-Wardrobe / WC-Toilet
AC-Airing cupboard / S-Store



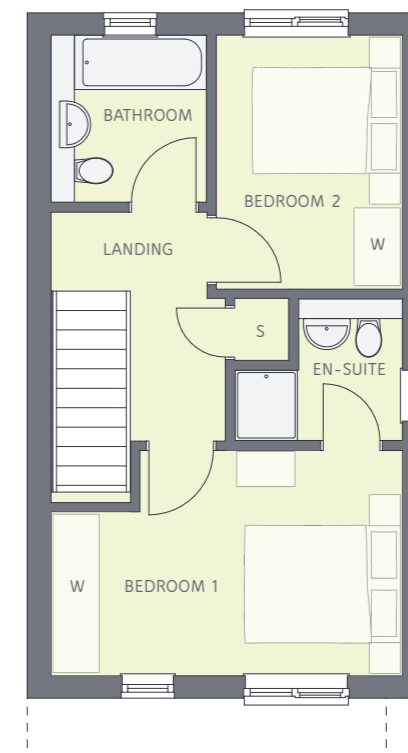
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

- Bedroom 1**
2.9m x 4.7m 9'5 x 15'4
- Bedroom 2**
2.4m x 3.2m 7'9 x 10'5

GROUND FLOOR

- Living/dining room**
3.3m x 4.7m 10'8 x 15'4
- Kitchen**
3.7m x 2.9m 12'1 x 9'5

TOTAL FLOOR SPACE

75m² / 807.3 sq ft
W-Wardrobe / WC-Toilet
AC-Airing cupboard / S-Store

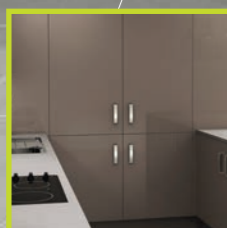
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FOR A MODERN DECORATIVE FINISH INTERNAL WALLS AND CEILINGS ARE FINISHED IN SOFT WHITE MATT EMULSION.

A BUILT IN INTEGRATED STAINLESS-STEEL ELECTRIC/GAS DOUBLE OVEN COMES AS STANDARD IN EVERY KITCHEN.

CHOOSE FROM OUR RANGE OF DOORS, WORKTOPS AND UPSTANDS FROM THE SLEEK AND STYLISH WOODBURY, QUADRA OR PLAZA RANGES.

AT FLAGSHIP HOMES IT'S ALL ABOUT THE FINE DETAILS WITH SOFT-CLOSE CABINET DOORS FITTED TO ALL KITCHENS.



WOODBURY



QUADRA



PLAZA

ENJOY HOME COMFORTS AND SO MUCH MORE

At Flagship we want to create design that inspires. But we also want to make homes that are comfortable, practical, and efficient. The result is a specification that matches the needs and aspirations of today's homeowners.

KITCHEN

- Recessed downlighting and LED lighting to underside of wall cabinets
- Choice of doors, worktops and upstands from the sleek and stylish Woodbury, Quadra or Plaza ranges
- Soft-close cabinet doors
- Integrated stainless-steel electric/gas double oven
- 4-zone electric/gas hob with stainless steel extractor hood
- Brushed stainless steel or glass splashback
- White ceramic/stainless steel 1.5 bowl sink with mixer tap
- Integrated fridge freezer, washing machine, dishwasher, stainless steel microwave and pull-out waste bin
- White ceramic 1.5 bowl sink with mixer taps

EXTERNAL FINISHES

- Turfed rear garden
- Slabbed footpaths, wooden fencing and gates
- Electric garage door

BATHROOM & EN-SUITES

- Contemporary white bathroom suite with chrome fittings
- Thermostatically controlled shower
- Low-level white resin shower tray with shower screen
- Full-height wall tiling to bathroom and en-suite (including shower cubicles), and tiling above WC and sink
- Chrome heated towel rail (bathrooms only)
- Chrome shaver socket

DECORATIVE FINISHES

- Internal walls finished in soft white matt emulsion
- Ceilings finished in white matt emulsion
- Internal woodwork and staircases finished in white gloss
- White moulded vertical 5-panel doors with chrome furniture

ELECTRICAL

- Chrome-finished electrical sockets and switches above worktop height
- Twin cable telephone and TV point to lounge
- Mains-connected smoke and carbon monoxide detectors
- Energy-efficient heating system
- Energy-efficient downlighters to kitchen, bathroom, en-suites and cloakroom
- External low-energy security light to rear
- Light and double socket in garage

OTHER FEATURES

- New Home Warranty - 10-year guarantee
- Loft insulation
- UPVC fascias and windows
- Multi-point locking front door

Stock photos only and does not necessarily represent the final finish within the properties. The exact specification may vary depending on plot number. Please check with the Sales Representative for further details.

WE'RE FLAGSHIP HOMES.

WE DEVELOP QUALITY
HOMES IN GREAT LOCATIONS.
NOT JUST PLACES TO LIVE,
BUT PLACES YOU'LL LOVE.

Our purpose is simple: to provide homes for people in need. In the last 10 years, we've built over 7,000 homes across the East of England. The homes we build are available to buy, and we also own and manage over 22,000 homes.

We focus on doing things right, listening to our customers and understanding their needs. We know that creating the best living spaces means investing in the things that matter. Our properties are built to last with quality materials and to be as low-maintenance as possible.

We're part of the Flagship Group, made up of Flagship Homes, RFT Services and Gasway. Since we started in 1991 as part of the Suffolk Heritage Housing Association, our customers have always been at the heart of what we do. Our operating profits are invested back into our core business to deliver outstanding value.

As for the future, we don't just want to build more brilliant homes. We want to go on improving and evolving for the benefit of our customers.

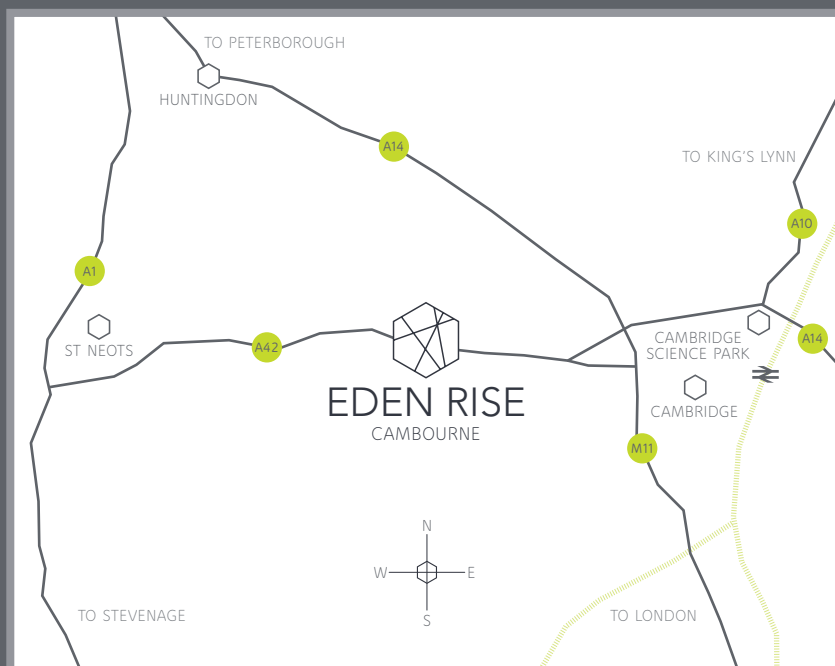


WWW.FLAGSHIP-HOMES.CO.UK

A DEVELOPMENT BY



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