

A DEVELOPMENT BY



Solving the housing crisis
in the East of England

The Lilacs



TRIMLEY SAINT MARTIN

www.thelilacstrimley.co.uk



The Flagship Homes journey continues...

Welcome to The Lilacs

Flagship Homes is proud to present The Lilacs, a collection of well-designed two, three and four-bedroomed homes in the heart of Suffolk. The Lilacs has 46 properties to choose from.

The Lilacs is the ideal location for enjoying coastal life, whether you're retiring, commuting, starting on the property ladder, or raising a young family.

The Lilacs offers exclusive living designed with you in mind

We're Flagship Homes. We provide homes for sale – not just places to live, but places to love. We not only build our homes to our usual high standards – but we do so with great care and incredible attention to detail.

Whatever your circumstances, whether you're looking for a spaciouly planned two-bedroom bungalow, or you need a large, four-bedroom home, The Lilacs has a home for you.





2 Bedroom Semi-Detached House
Plots: 14, 15



2 Bedroom Semi-Detached Bungalow
Plots: 42, 43, 44, 45, 46, 47, 50, 51, 53, 54



3 Bedroom Semi-Detached House
Plots: 29, 30, 33, 34



3 Bedroom Semi-Detached House
Plots: 27, 31



4 Bedroom Detached House
Plots: 26, 37, 40, 41



2 Bedroom Detached Bungalow
Plots: 48, 49



2 Bedroom Semi-Detached House
Plots: 16, 17, 24, 25



3 Bedroom Detached Bungalow
Plots: 52



3 Bedroom Semi-Detached House
Plots: 18, 19, 20, 21



4 Bedroom Detached House
Plots: 22, 28, 32, 36



4 Bedroom Detached House
Plots: 23, 35, 38, 39



1 Bedroom First Floor Apartment - Shared Ownership
Plot: 56



2 Bedroom Semi-Detached House - Shared Ownership
Plot: 55, 59



3 Bedroom Semi-Detached House - Shared Ownership
Plot: 57, 58

All CGI's are for illustration purposes only and may be subject to change. Please ask the sales representative for more information.



The Blakeney

2 Bedroom Semi-Detached House



Computer generated image of The Blakeney (plot 14 & 15 shown)
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Plots

14 & 15

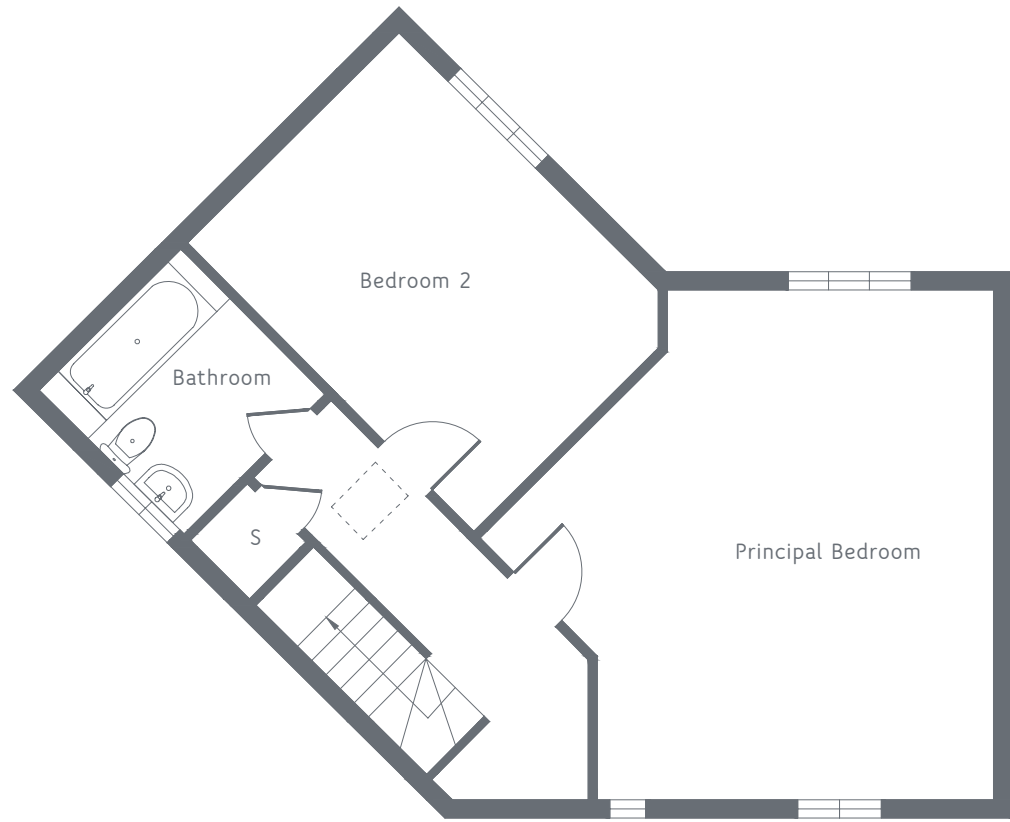
The Blakeney is a spacious two-bedroom home. The ground floor features a well-equipped kitchen and a substantial living/ dining room, with a downstairs cloakroom. Upstairs the landing leads to two double bedrooms and a family bathroom.

Ground floor			First floor		
Living/Dining Room	5.49M X 6.11M*	18'0" X 20'0"	Principal Bedroom	5.49M X 5.02M*	18'0" X 16'5"
Kitchen	3.15M X 3.10M	10'4" X 10'2"	Bedroom 2	3.27M X 4.00M	10'9" X 13'1"
			Bathroom	2.07M X 2.17M	6'9" X 7'1"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 108sqm | 1162.5sqft

Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite.
Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

The Orford

2 Bedroom Detached or Semi-Detached Bungalow



Plots

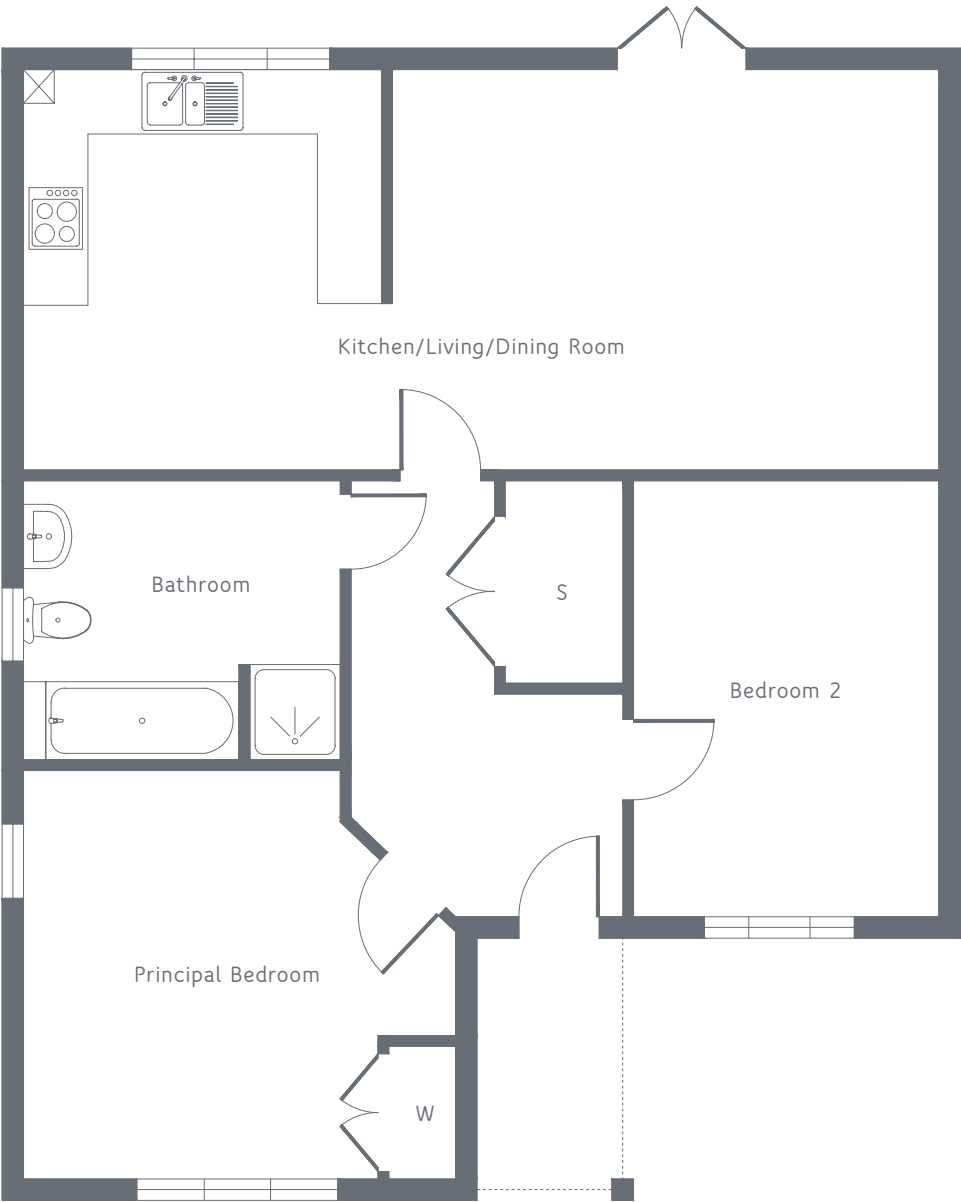
Semi-detached - 42, 43, 44, 45, 46, 47, 50, 51, 53 & 54 | Detached - 48 & 49

The Orford is a light and airy two-bedroom bungalow. Featuring a traditionally designed kitchen/dining room, which opens out into a good-sized living room with double doors out to the patio area and garden. There are two double bedrooms, built in storage and a sizable family bathroom.

Ground floor

Kitchen/Living/Dining Room	3.61M X 8.24M	11'10" X 27'0"
Principal Bedroom	3.65M X 3.92M	11'11" X 12'10"
Bedroom 2	3.92M X 2.71M	12'10" X 8'10"
Bathroom	2.46M X 2.86M	8'1" X 9'4"

*Maximum room measurement



Ground floor

Total Floor Space: 72sqm | 779sqft

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The Wells

2 Bedroom Semi-Detached House



Plots

16, 17, 24 & 25

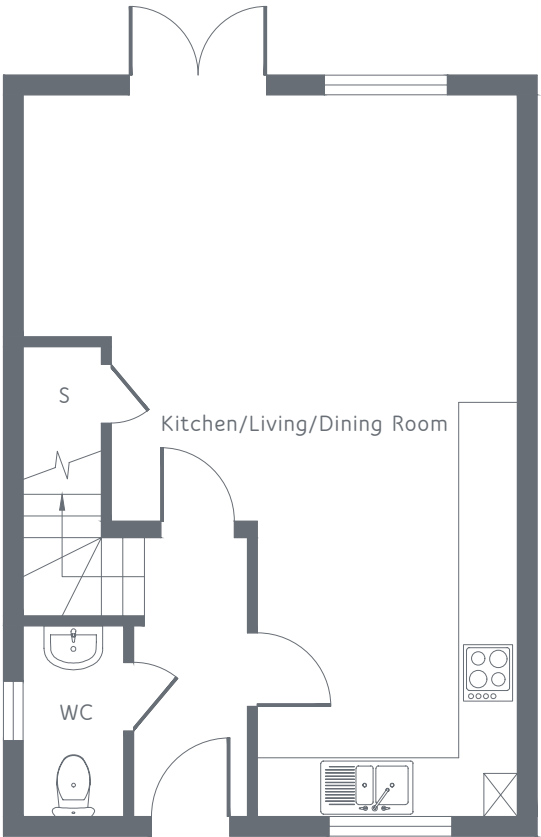
The Wells is a well designed two-bedroom semi-detached home. The ground floor offers stylish open plan living featuring a modern kitchen and living area, with double doors out to the patio area and garden. Upstairs the landing leads to two double bedrooms and a family bathroom.

Ground floor

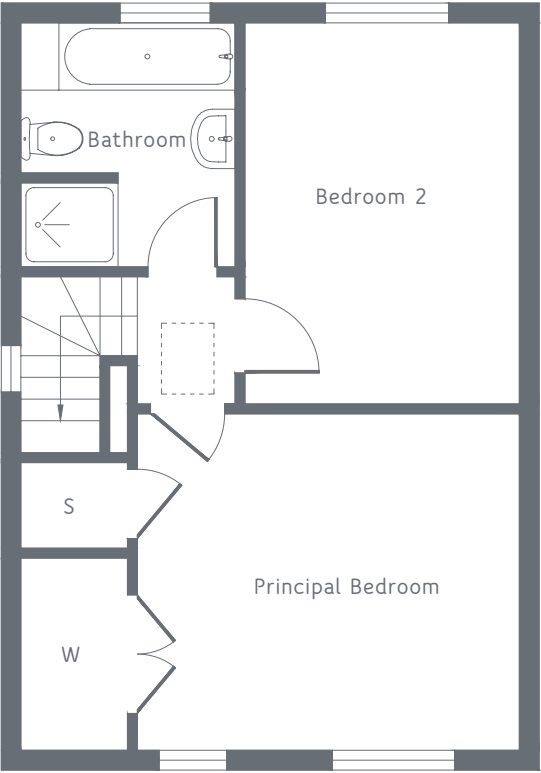
Kitchen/Living/Dining Room	7.21M X 4.93M	23'7" X 16'2"
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First floor

Principal Bedroom	3.31M X 3.80M	10'10" X 12'5"
Bedroom 2	3.79M X 2.73M	12'5" X 8'11"
Bathroom	2.36M X 2.07M	7'9" X 6'9"



Ground floor



First floor

Total Floor Space: 71sqm | 765sqft

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*Maximum room measurement

The Sutton

3 Bedroom Semi-Detached House



Computer generated image of The Sutton (plot 29 & 30 shown)

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Plots

29, 30, 33 & 34

The Sutton makes the most of space, in this beautifully built three-bedroom home. The ground floor accommodation comprises a spacious kitchen with double doors leading out to the garden and patio area. Upstairs there are three double bedrooms, with en-suite to the principal bedroom one and a family bathroom.

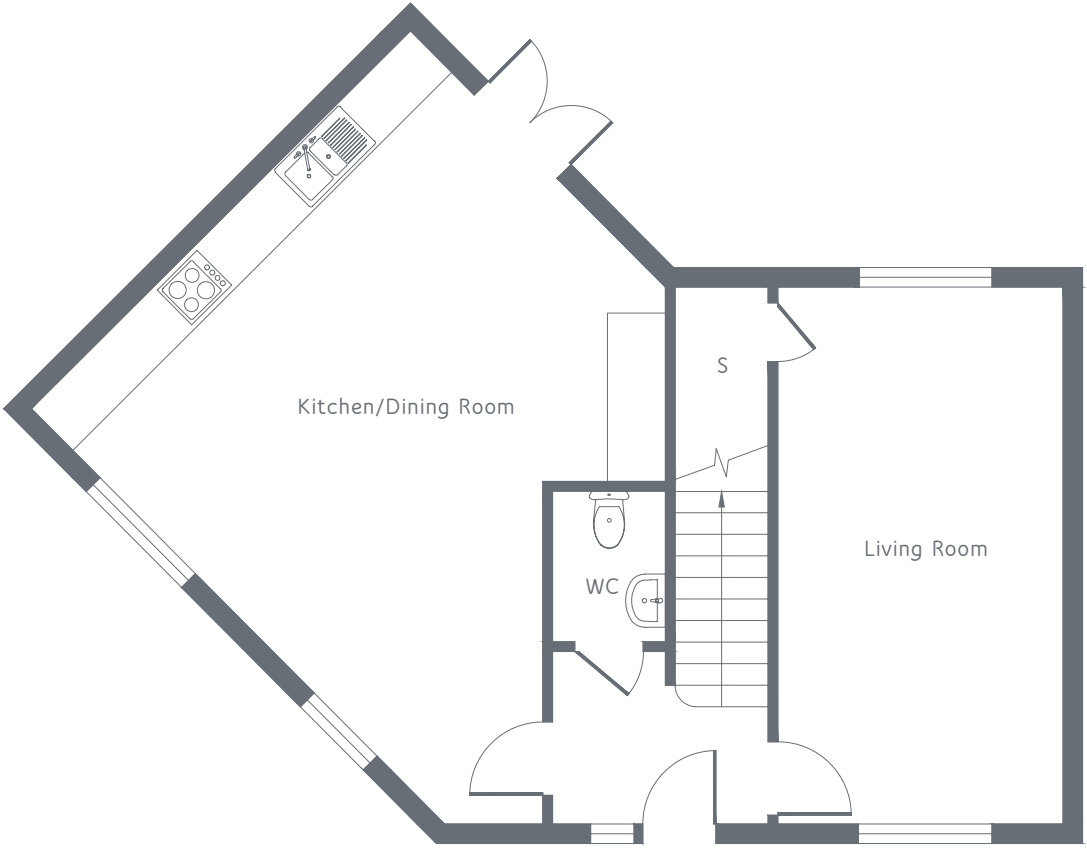
Ground floor

Living Room	5.36M X 2.85M	17'7" X 9'4"
Kitchen/Dining Room	5.36M X 3.64M	17'7" X 11'11"

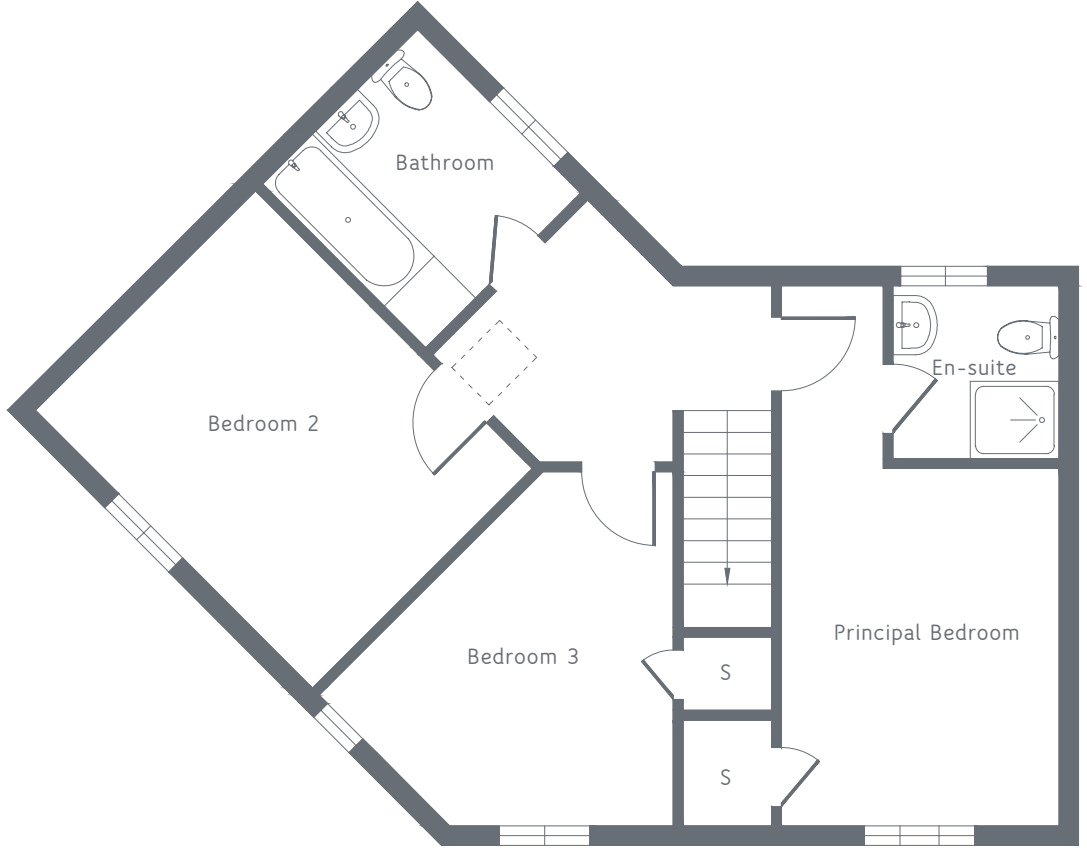
First floor

Principal Bedroom	3.52M X 2.85M	11'6" X 9'4"
En-Suite	1.70M X 1.64M	5'6" X 5'4"
Bedroom 2	3.07M X 3.95M	10'0" X 12'11"
Bedroom 3	3.19M X 3.37M	10'5" X 11'0"
Bathroom	2.14M X 2.31M	7'0" X 7'7"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 104sqm | 1120sqft

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The Southwold

3 Bedroom Detached Bungalow



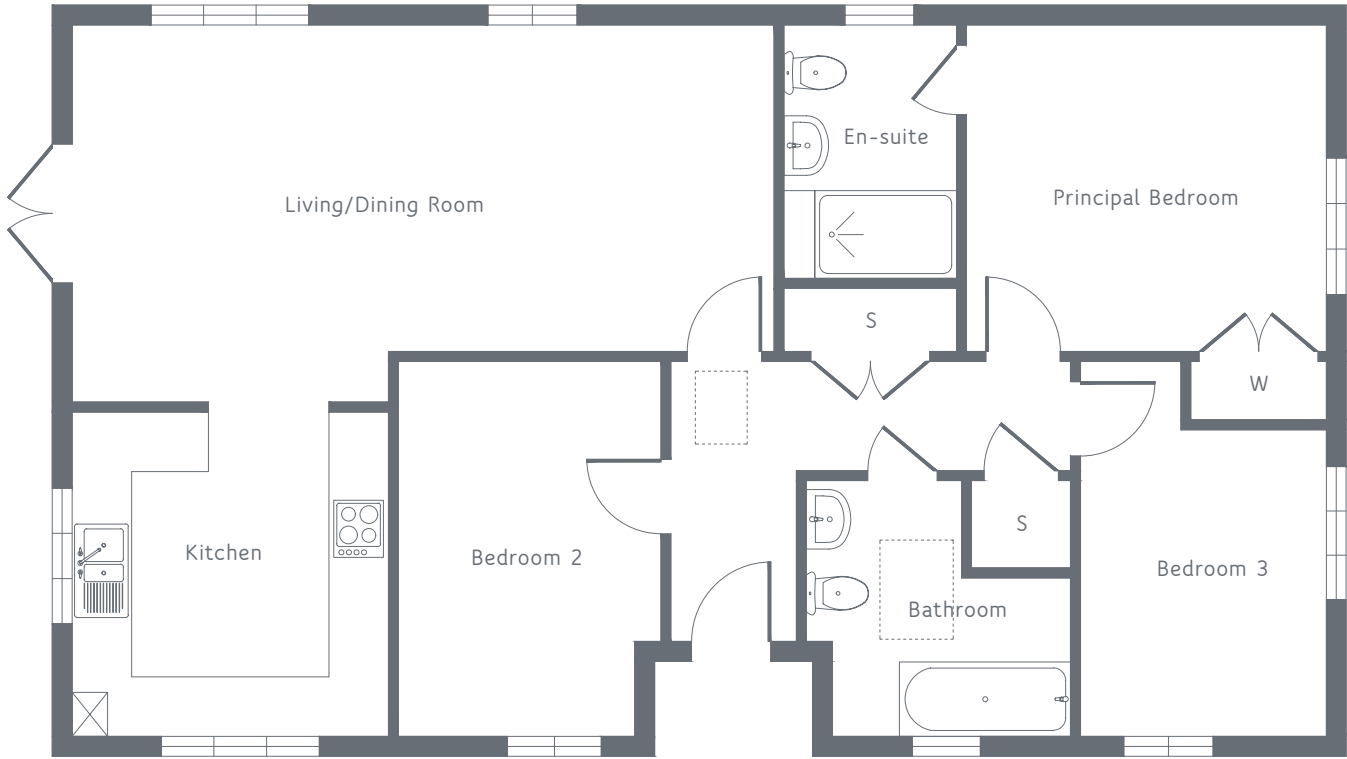
Plot 52

The Southwold is a generous 3 bedroom detached bungalow. Featuring a traditionally designed kitchen, which opens out into a well proportioned living/dining room with double doors out to the patio area and garden. There are three bedrooms, built in storage, en-suite to the principal bedroom and a good-sized family bathroom.

Ground floor

Living/Dining Room	3.73M X 7.07M	12'2" X 22'11"
Kitchen	3.17M X 3.09M	10'4" X 10'1"
Principal Bedroom	3.21M X 3.56M	10'6" X 11'8"
Bedroom 2	3.71M X 2.62M	12'2" X 8'7"
Bedroom 3	2.99M X 2.41M	9'10" X 7'11"
Bathroom	2.49M* X 2.67M*	8'2"* X 8'9"*

*Maximum room measurement



Ground floor

Total Floor Space: 86.1sqm | 927sqft

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The Framlingham

3 Bedroom Detached House



Plots

27 & 31

The Framlingham features an open plan design allowing for flexible living, with three spacious bedrooms and en-suite to the principal bedroom. A beautifully designed kitchen/dining room with bi-fold doors that open out onto the garden and patio area.

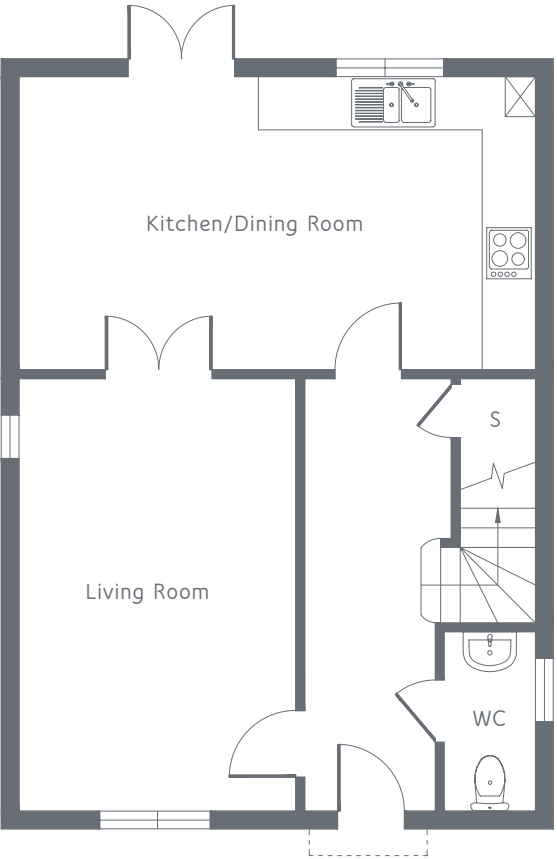
Ground floor

Living Room	4.79M X 3.04M	16'8" X 9'11"
Kitchen/Dining Room	3.20M X 5.69M	10'6" X 18'8"

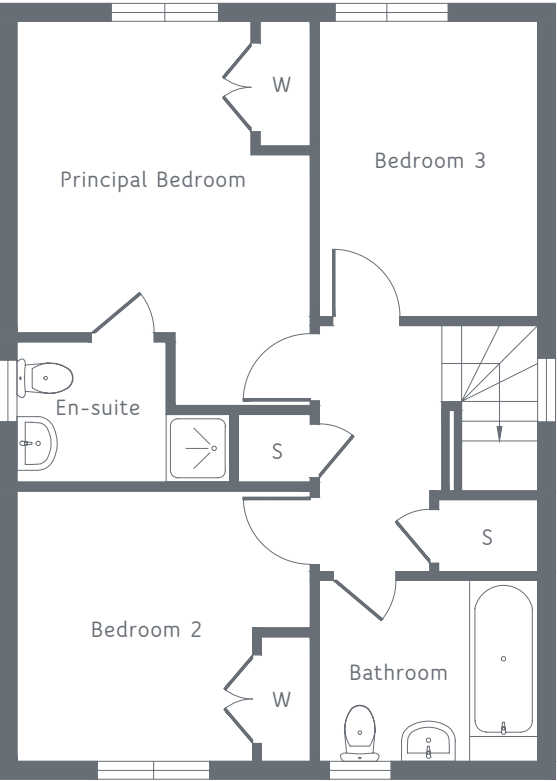
First floor

Principal Bedroom	4.22M* X 3.22M	13'10"" X 10'6"
En-Suite	1.51M X 1.58M	4'11" X 5'2"
Bedroom 2	2.94M X 3.22M	9'8" X 10'6"
Bedroom 3	3.22M X 2.36M	10'7" X 7'9"
Bathroom	1.92M X 2.34M	6'3" X 7'8"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 93sqm | 1000sqft

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The Bramerton

3 Bedroom Semi-Detached House



Computer generated image of The Bramerton (plots 20 and 21 shown)
All CGI's are for illustration purposes only and may be subject to change. Please ask the sales representative for more information

Plots

18, 19, 20 & 21

A well designed, three-bedroom home, The Bramerton provides flexible living, with a versatile kitchen/living/dining area, with double doors leading out to the garden and patio area. Upstairs comprises of three well proportioned bedrooms, and a family bathroom.

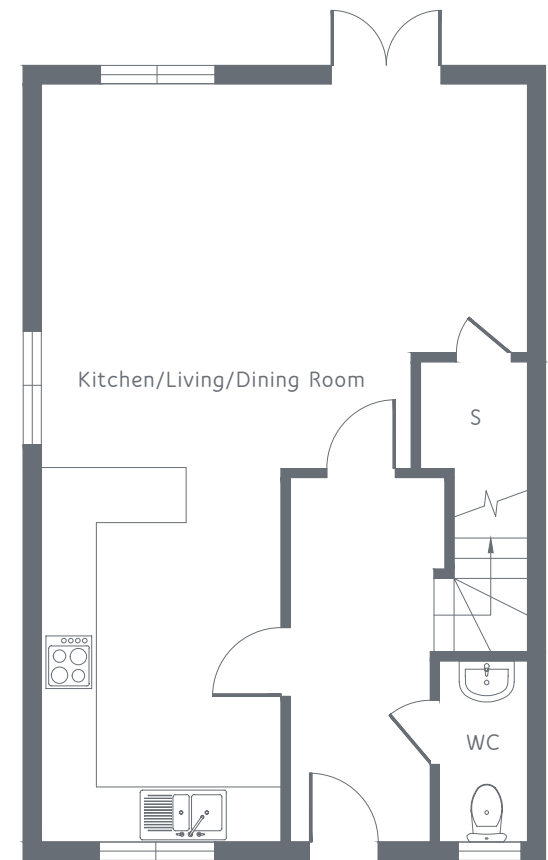
Ground floor

Kitchen/Living/Dining Room	8.12M X 5.21M	26'7" X 17'1"
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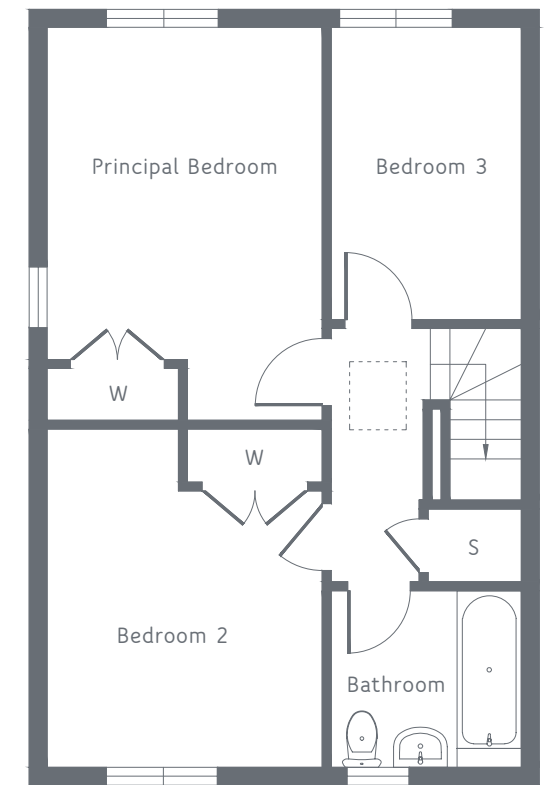
First floor

Principal Bedroom	4.33M X 3.02M	14'2" X 9'11"
Bedroom 2	3.69M X 3.02M	12'1" X 9'11"
Bedroom 3	3.22M X 2.08M	10'7" X 6'10"
Bathroom	1.92M X 2.06M	6'3" X 6'9"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 85sqm | 915sqft

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The Sandringham

4 Bedroom Detached House



Plots

26, 37, 40 & 41

The Sandringham has been thoughtfully designed to provide flexible, family living, offering four spacious bedrooms, with en-suite to the principal bedroom and a family bathroom on the first floor. The ground floor accommodation features an open plan, kitchen/dining room and a large living room both with doors leading to the garden and patio area.

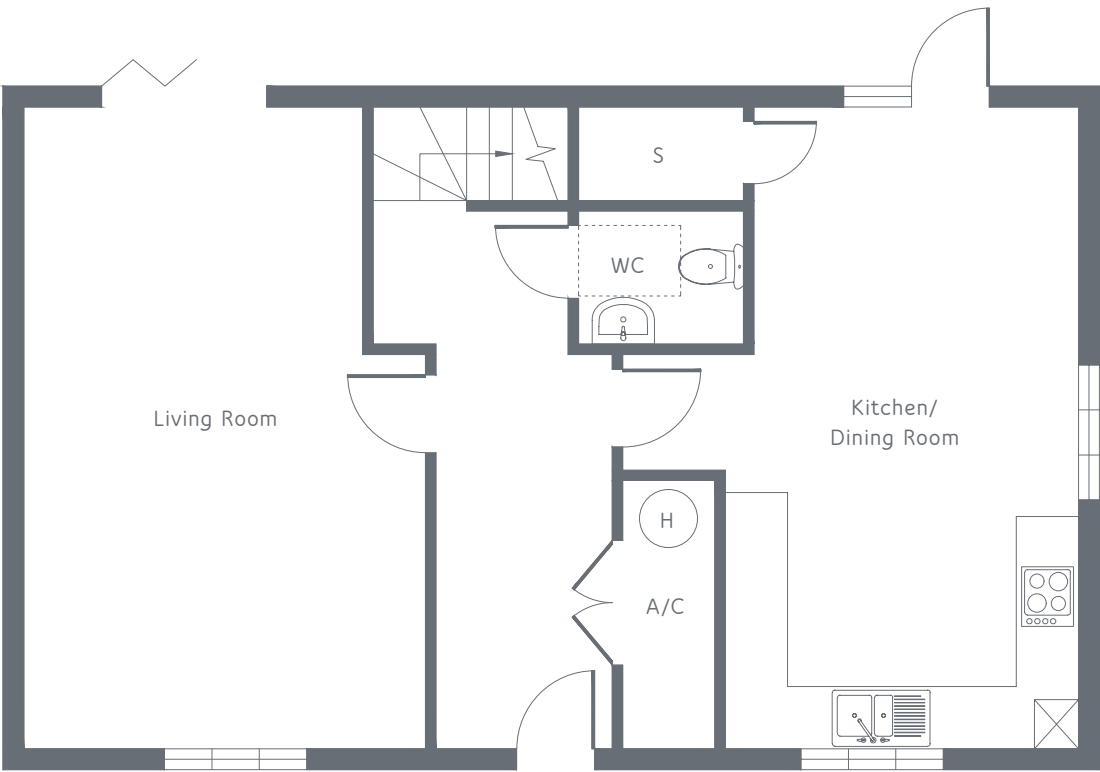
Ground floor

Living Room	6.07M X 3.77M	19'10" X 12'4"
Kitchen/Dining Room	6.05M X 3.32M	19'10" X 10'10"

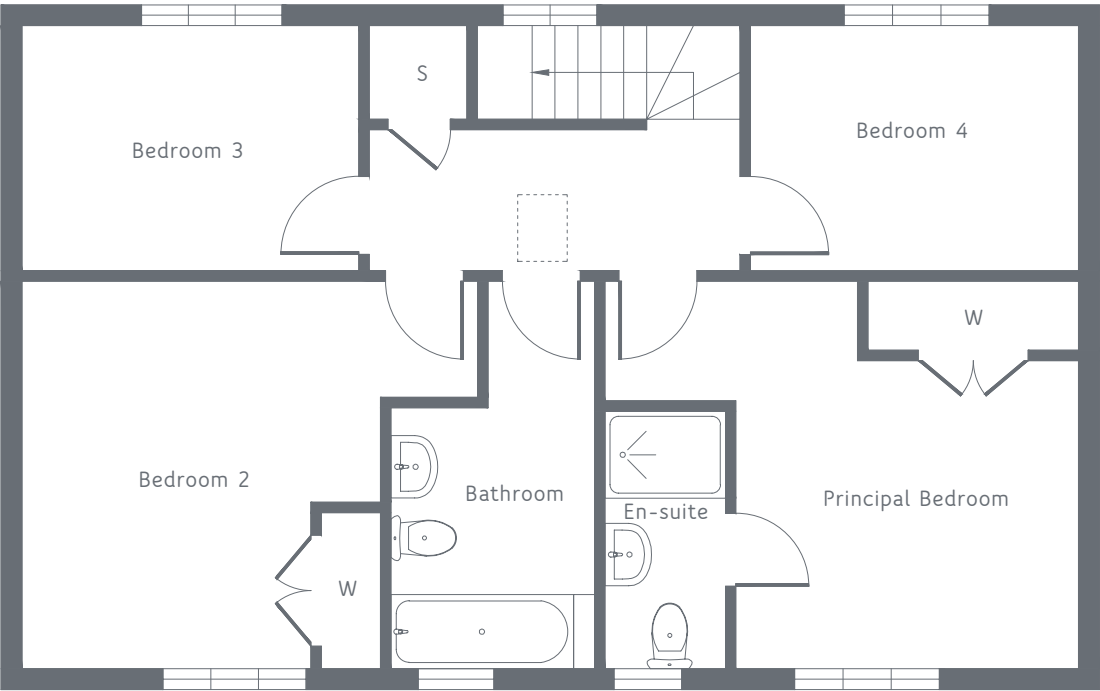
First floor

Principal Bedroom	3.64M* X 4.46M*	11'11" X 14'7"
En-Suite	2.42M X 1.11M	7'11" X 3'7"
Bedroom 2	3.64M X 4.27M*	11'11" X 14'0"
Bedroom 3	2.31M X 3.17M	7'7" X 10'5"
Bedroom 4	2.31M X 3.08M	7'7" X 10'1"
Bathroom	2.43M X 1.87M	7'11" X 6'1"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 120sqm | 1292sqft

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The Kimberley

4 Bedroom Detached House



Computer generated image of The Kimberley (plot 28 shown)
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Plots

22, 28, 32 & 36

The Kimberley creates a sense of space, within the ground floor accommodation there is a generously sized kitchen/dining room, a spacious living room, downstairs cloakroom and utility room. Upstairs there are four well proportioned bedrooms with built in wardrobes and en-suite to the principal bedroom, and a family bathroom.

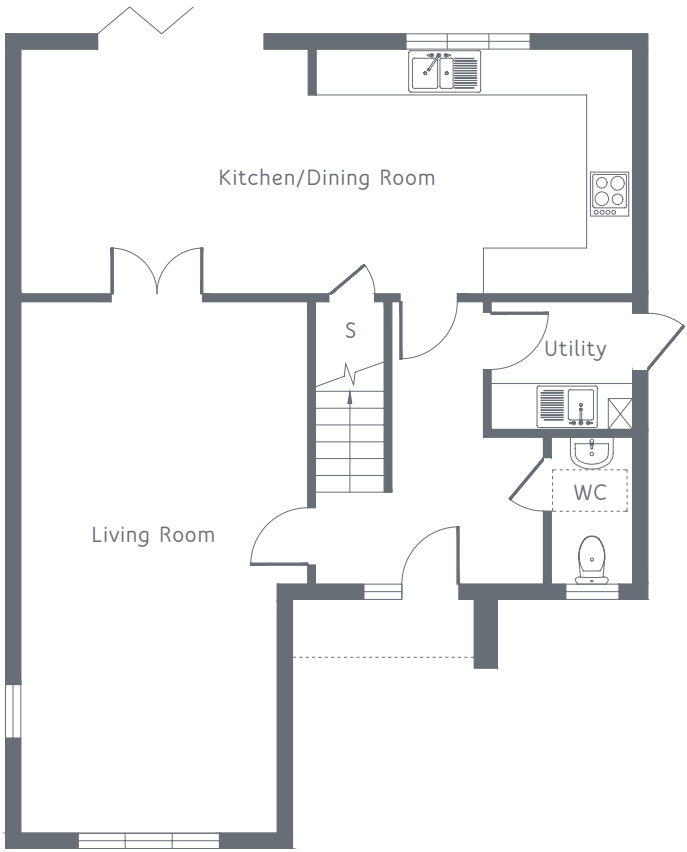
Ground floor

Living Room	6.70M X 3.61M	21'11" X 11'10"
Kitchen/Dining Room	3.07M X 7.72M	10'0" X 25'4"
Utility	1.59M X 1.77M	5'2" X 5'9"

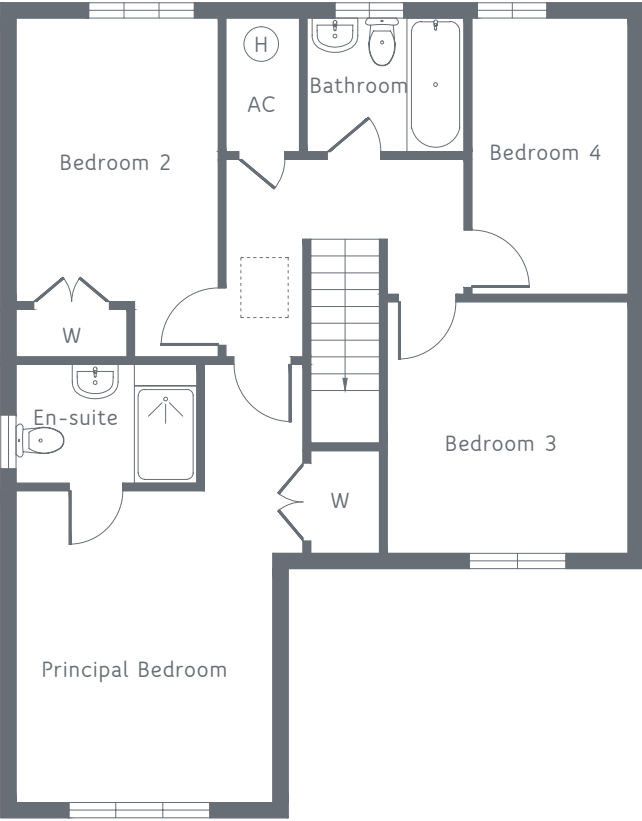
First floor

Principal Bedroom	5.49M* X 3.24M	18'0"" X 11'2"
En-Suite	1.42M X 2.31M	4'8" X 7'7"
Bedroom 2	4.29M* X 2.61M	14'1"" X 8'6"
Bedroom 3	3.14M X 2.92M	10'3" X 9'7"
Bedroom 4	3.49M X 1.92M	11'5" X 6'3"
Bathroom	1.70M X 1.94M	5'6" X 6'4"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 125sqm | 1345sqft

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The Aldeburgh

4 Bedroom Detached House



Plots

23, 35, 38 & 39

The Aldeburgh is an impressive, four bedroom family home. The ground floor offers spacious accommodation with a well-equipped kitchen/dining room and utility, a large living room with bi-fold doors that lead out to the patio and garden beyond. The first-floor features four good sized bedrooms with an en-suite to the principal bedroom, and a family bathroom.

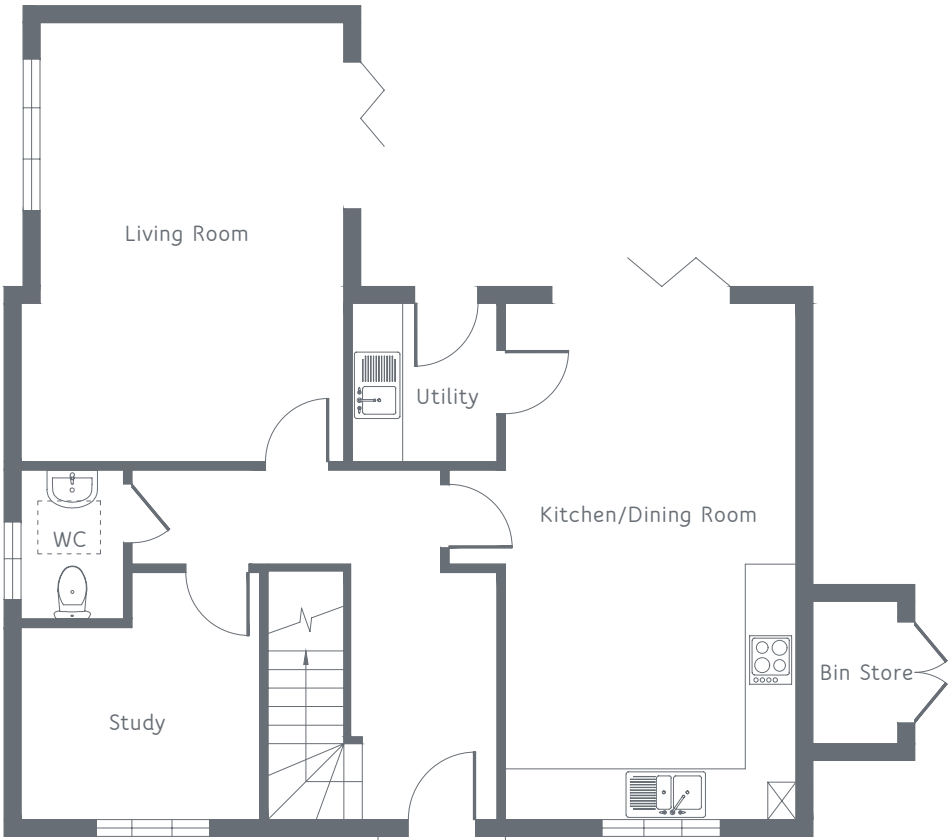
Ground floor

Living Room	5.15M X 3.76M	16'11" X 12'4"
Kitchen/Dining Room	5.94M X 3.37M	19'5" X 11'0"
Study	2.82M X 2.79M	9'3" X 9'2"
Utility	1.78M X 1.67M	5'10" X 5'5"

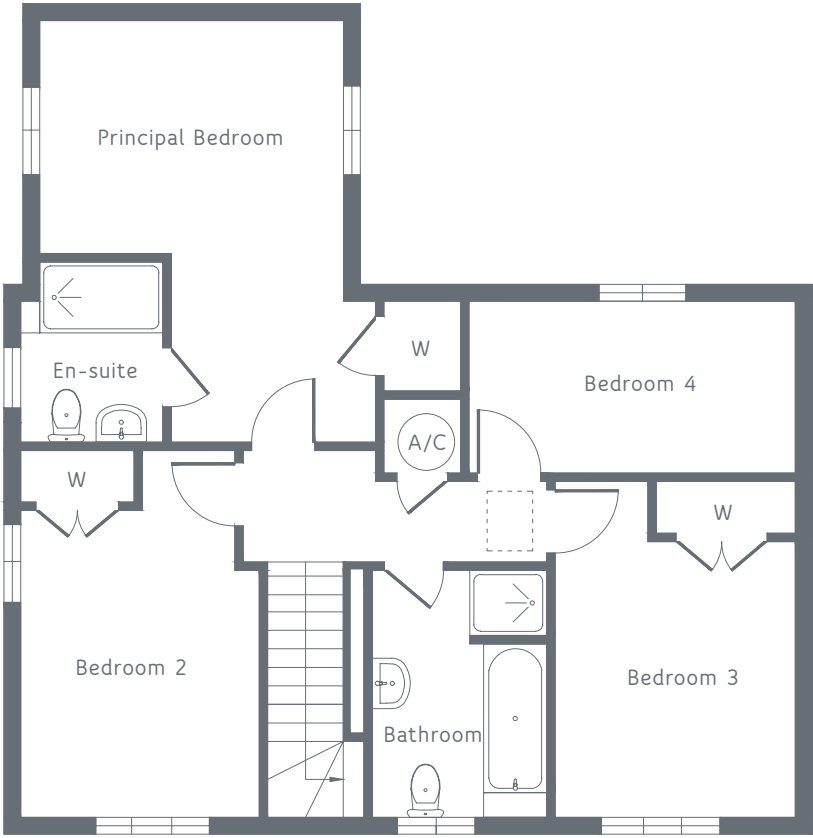
First floor

Principal Bedroom	4.96M* X 3.54M	16'3** X 11'7"
En-Suite	2.07M X 1.62M	6'9" X 5'3"
Bedroom 2	4.22M* X 2.79M	13'10** X 9'2"
Bedroom 3	3.85M X 2.76M	12'7" X 9'0"
Bedroom 4	1.98M X 3.77M	6'6" X 12'4"
Bathroom	2.82M X 2.05M	9'3" X 6'8"

*Maximum room measurement



Ground floor



First floor

Total Floor Space: 132sqm | 1420sqft

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The Lilacs specification

Electrical

- TV points throughout
- Low energy external lighting to the front and rear
- Mains connected smoke and carbon monoxide detectors*

Bathroom & en-suites

- Contemporary Roca white sanitaryware with chrome fittings
- Down lighting to ceilings
- Heated chrome towel radiator
- Porcelenosa tiling to floors and walls

Kitchen

- Symphony kitchen units with a premium worktop and upstand, offered in a range of colours and finishes. (choice subject to build stage)
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Stainless steel splashback behind hob
- Soft close doors
- Integrated Fridge/Freezer, dishwasher, washer dryer and ovens to all plots
- Electric extractor fan as standard
- Double ovens to selected plots

Decorative finishes

- Internal walls finished in a white finish
- Ceilings finished in white matt emulsion with smooth plastered finish
- 5 panel white doors with matching brushed chrome door furniture

General

- NHBC 10 year warranty
- Gas central heating
- Flagship Homes defect period***

*The exact specification may vary depending upon plot number, availability and build stage. Please ask a sales representative for further details. Photos depict previous Flagship developments.

**The specification stated also applied to the Shared Ownership homes

***Defect period of 24 months, commencing from build completion date



Buying a shared ownership home

What is shared ownership?

Shared ownership is a home ownership scheme. It is designed to help people unable to purchase a home outright get on the property ladder.

Based on your household income and lifestyle, you can purchase as little as a 45% share in a property and pay a subsidised rent on the remaining share. At a later date, you can increase your share all the way to 100% and own your property outright (some properties are exempt from outright purchase).

How does shared ownership work?

The minimum share you can buy is 45% of the full market value up to a maximum of 75%, although most of our schemes are sold on a minimum 50% share basis. By initially buying a share, the total monthly mortgage and rent cost is typically less than renting a similar property privately. As your household income allows, you can purchase additional shares in increments of 10% or more.

What happens next?

Please contact our sales team on 01603 255444 to discuss your eligibility for the shared ownership scheme.

You will also need to register with Help to Buy at www.helptobuyagent3.org.uk. You can also request an application form by calling 0800 456 1188.

If you want more information please visit:
www.flagship-homes.co.uk/looking-for-a-home/shared-ownership/



The Holt

1 Bedroom First Floor Apartment



Computer generated image of The Holt (plot 56 shown)
All CGI's are for illustration purposes only and may be subject to change. Please ask the sales representative for more information.

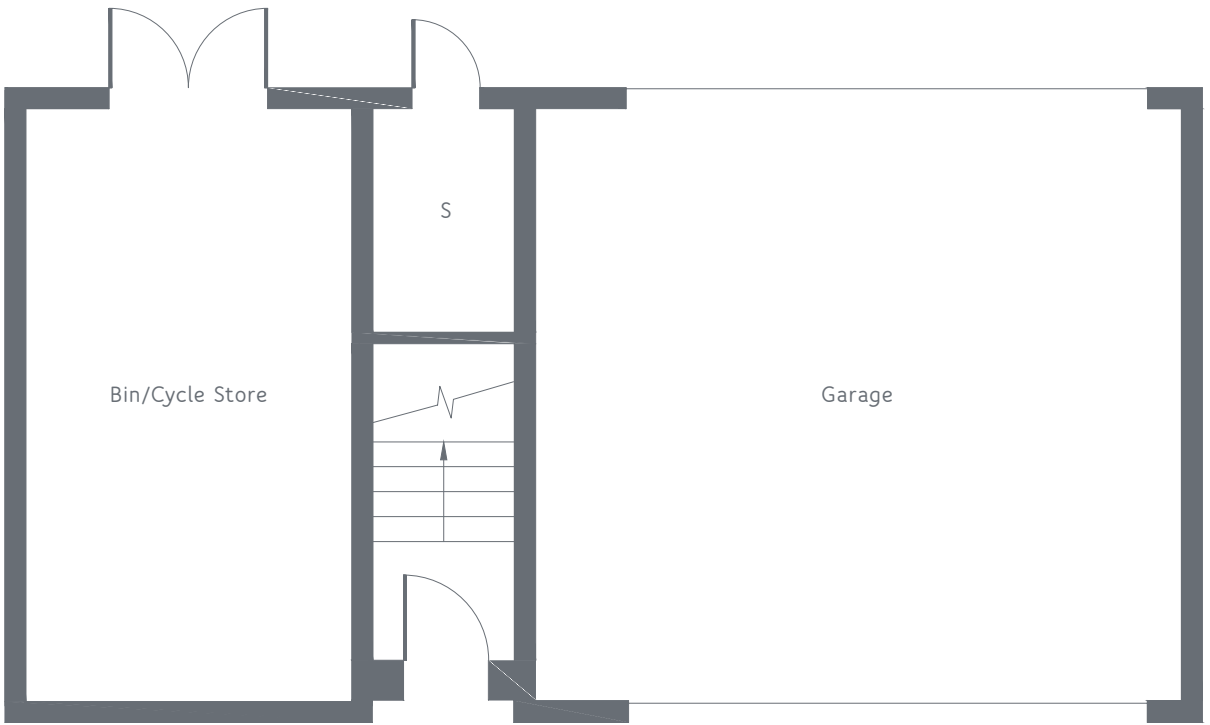
Plots

56

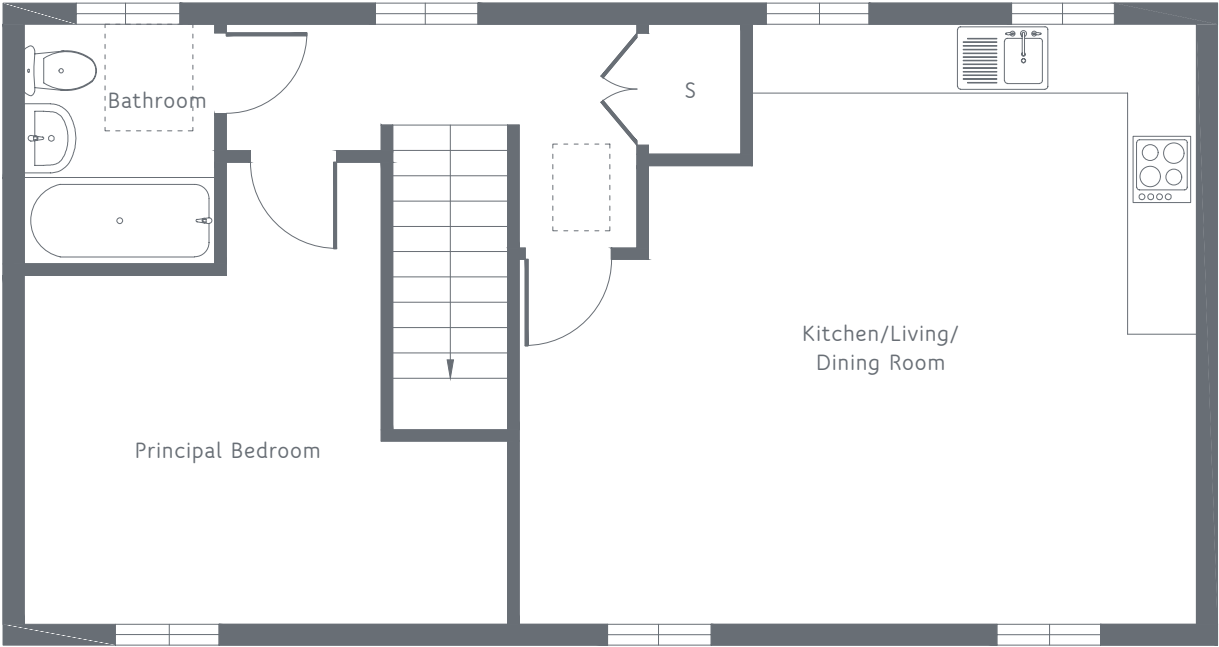
The Holt is a spacious one-bedroom apartment. Upon entrance to the apartments, there is a bin/cycle store. On the first floor there is a traditionally designed open plan kitchen/living/dining room, with a good-sized bathroom.

First floor

Kitchen/Living/Dining Room	5.39M X 6.04M	17'8" X 19'10"
Principal Bedroom	3.13M X 4.08M	10'3" X 13'4"
Bathroom	2.13M X 1.70M	6'11" X 5'6"



Ground floor



First floor

Total Floor Space: 61sqm | 657sqft

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Shared ownership

The Halesworth

2 Bedroom Semi-Detached House

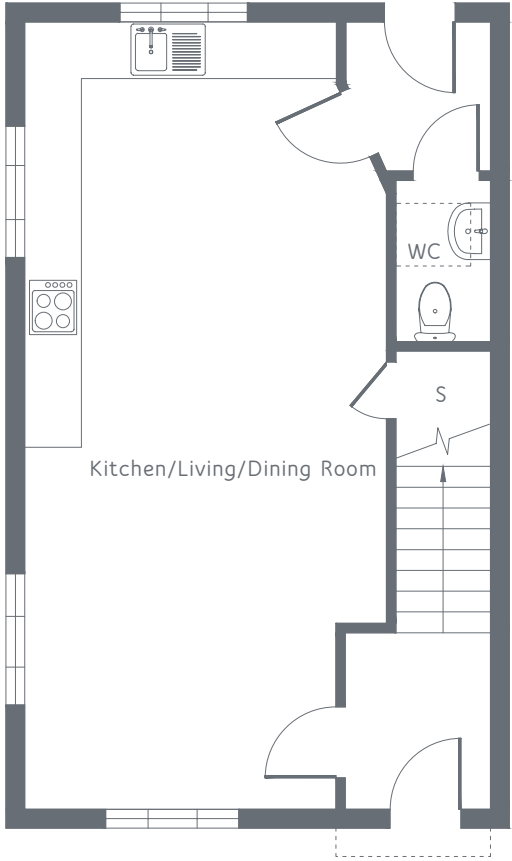


Plots

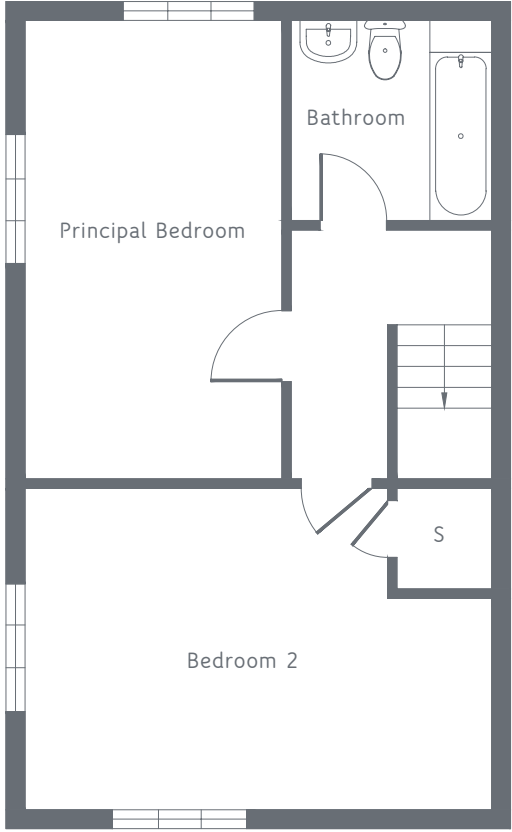
55 & 59

The Halesworth is a well designed two-bedroom semi-detached home. The ground floor features a modern kitchen/dining room and a spacious living room. Upstairs the landing leads to two double bedrooms and a family bathroom.

Ground floor			First floor		
Kitchen/Living/Dining Room 8.08M X 3.60M			Principal Bedroom	4.62M X 2.56M	15'1" X 8'4"
26'6" X 11'9"			Bedroom 2	3.36M X 4.80M*	11'0" X 15'8"
			Bathroom	1.92M X 2.09M	6'3" X 6'10"



Ground floor



First floor

Total Floor Space: 77.6sqm | 836sqft

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Shared ownership

The Brooke

3 Bedroom Semi-Detached House



Plots

57 & 58

The Brooke makes the most of space, in this stylish three-bedroom semi-detached home. The ground floor accommodation comprises a modern kitchen, and a spacious living/dining room with double doors leading out to the garden and patio area. Upstairs there are three double bedrooms, and a family bathroom.

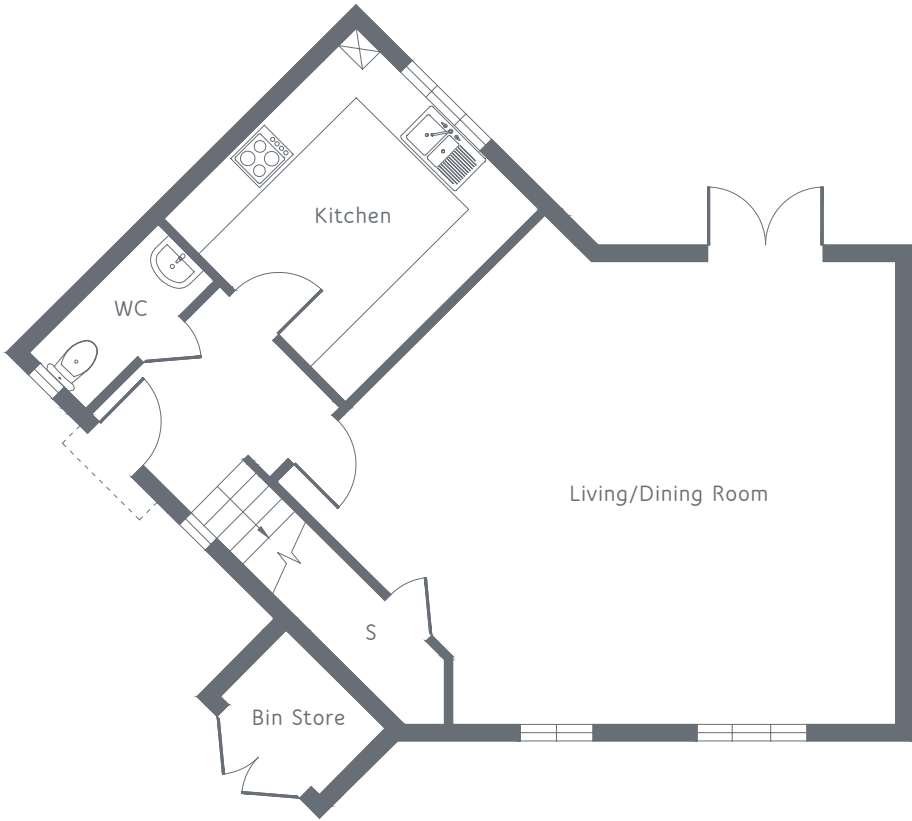
Ground floor

Living/Dining Room	5.15M X 6.20M*	16'10" X 20'4"
Kitchen	2.85M X 3.16M	9'4" X 10'4"

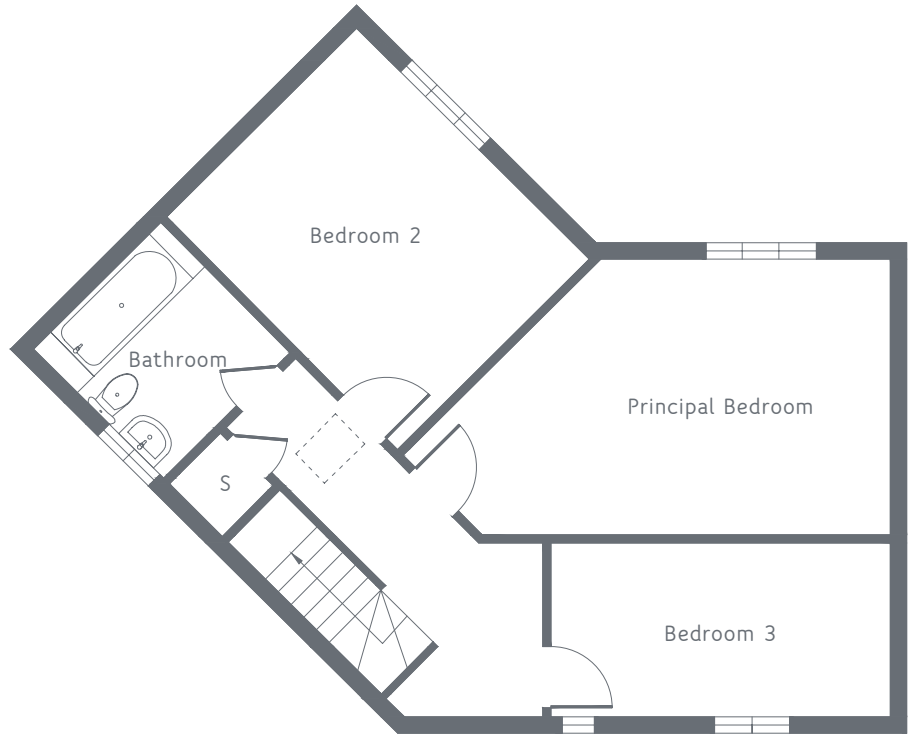
First floor

Principal Bedroom	3.01M X 4.25M*	9'10" X 13'11"
Bedroom 2	2.93M X 4.03M	9'7" X 13'2"
Bedroom 3	2.02M X 3.75M	6'7" X 12'3"
Bathroom	2.07M X 2.17M	6'9" X 7'1"

Shared ownership



Ground floor



First floor

Total Floor Space: 97sqm | 1044sqft

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Feel connected

Trimley is a popular village location situated approximately six miles east of Ipswich and just three miles from the coastal town of Felixstowe. With great rail links to London Liverpool Street via Ipswich and the A14/A12 which links neighbouring areas such as Martlesham, Waldringfield, Levington Marina, Woodbridge and Ipswich the County Town of Suffolk.

Local surroundings

Goslings Farm Shop	0.5 miles
Haven Ports Yacht Club	2.9 miles
Felixstowe Seafront	3.3 miles
Trimley Marshes	3.7 miles
Felixstowe Ferry Golf Club	4.0 miles
Languard Fort	4.6 miles

Local amenities

The Real Sausage Butchers	0.2 miles
The Mariners Freehouse	0.5 miles
Trimley St Martin Primary School	0.7 miles
Felixstowe Secondary School	1.6 miles
Grove Medical Centre	2.6 miles
Supermarket	2.9 miles

Road connections*

Ipswich	12 miles
Dedham Vale	19 miles
Colchester	26 miles
Aldeburgh	27 miles
Bury St Edmunds	38 miles
London Stansted Airport	56 miles

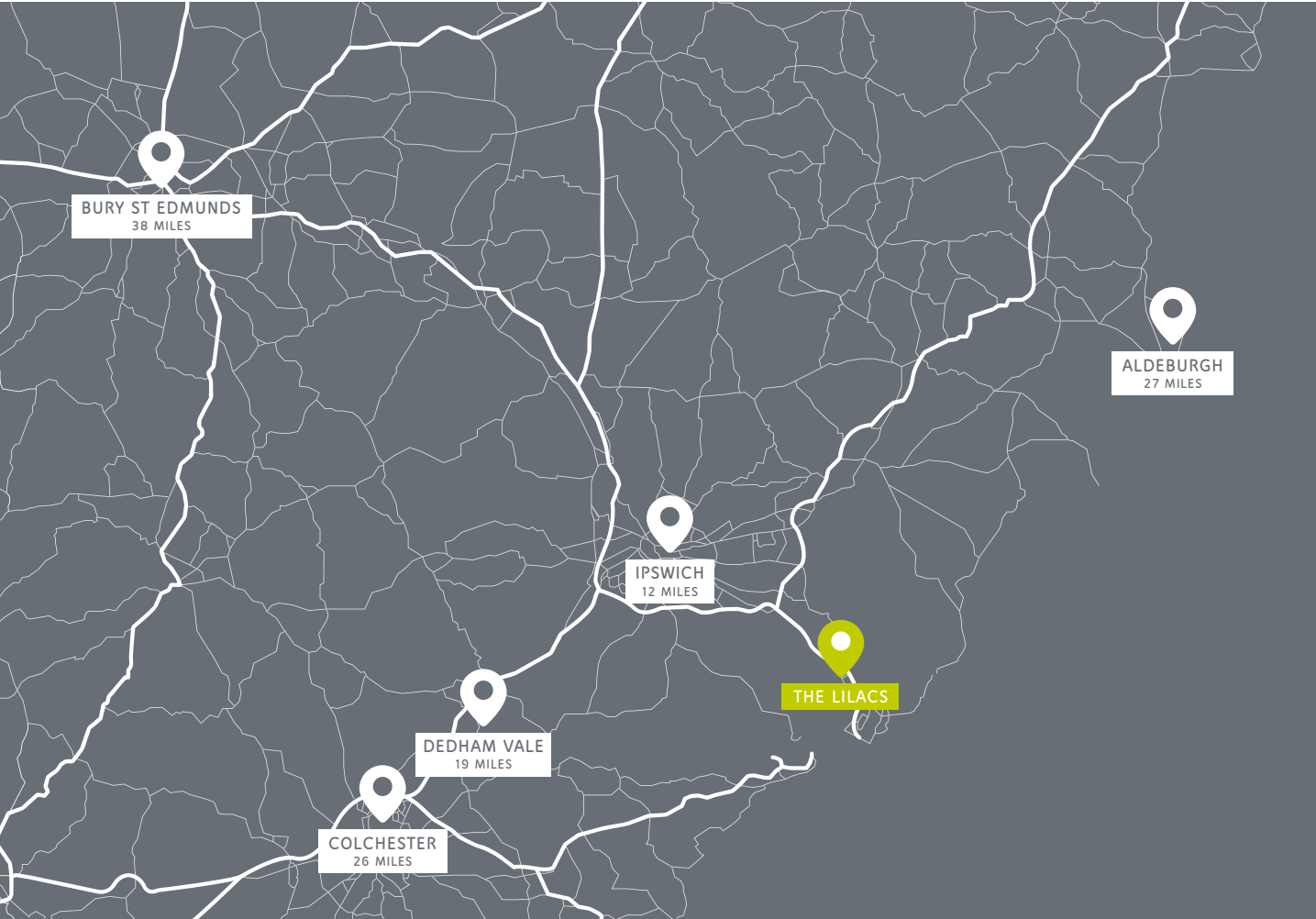
Rail connections*

Ipswich	26 minutes
Colchester	68 minutes
Stowmarket	44 minutes
Bury St Edmunds	61 minutes
Norwich	89 minutes
London Liverpool Street	117 minutes



Address

The Lilacs, Trimley St Martin, Ipswich, Suffolk



*All train times are based off leaving Felixstowe train station (2.5 miles from The Lilacs) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.

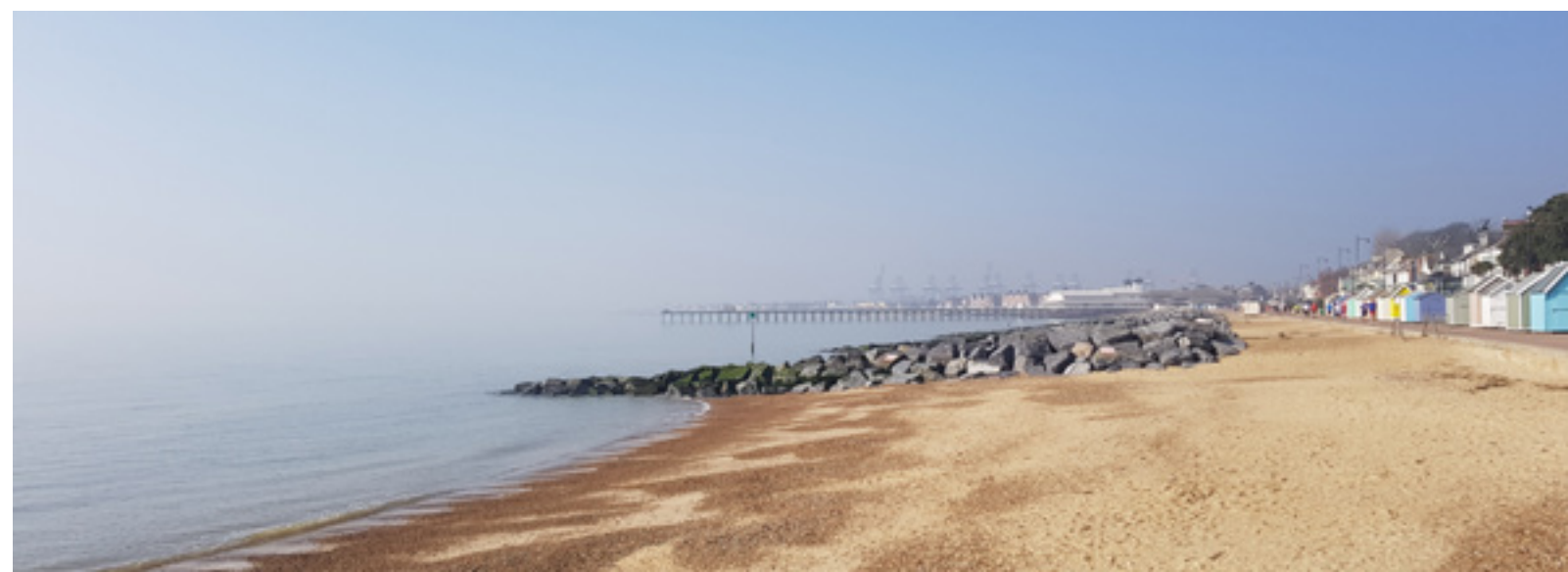
A stones throw from the coast

There's a lot to explore in Suffolk. The county is blessed with natural beauty and exciting places to visit.

East of The Lilacs you'll experience gorgeous beaches and award-winning seafront gardens. And from Felixstowe Ferry Sailing Club to Landguard Point, you'll find four miles of uninterrupted coastline.

Ipswich town also has something for everyone: a theatre, cinema, shops and plenty of bars and restaurants to choose from.

The Lilacs
TRIMLEY SAINT MARTIN

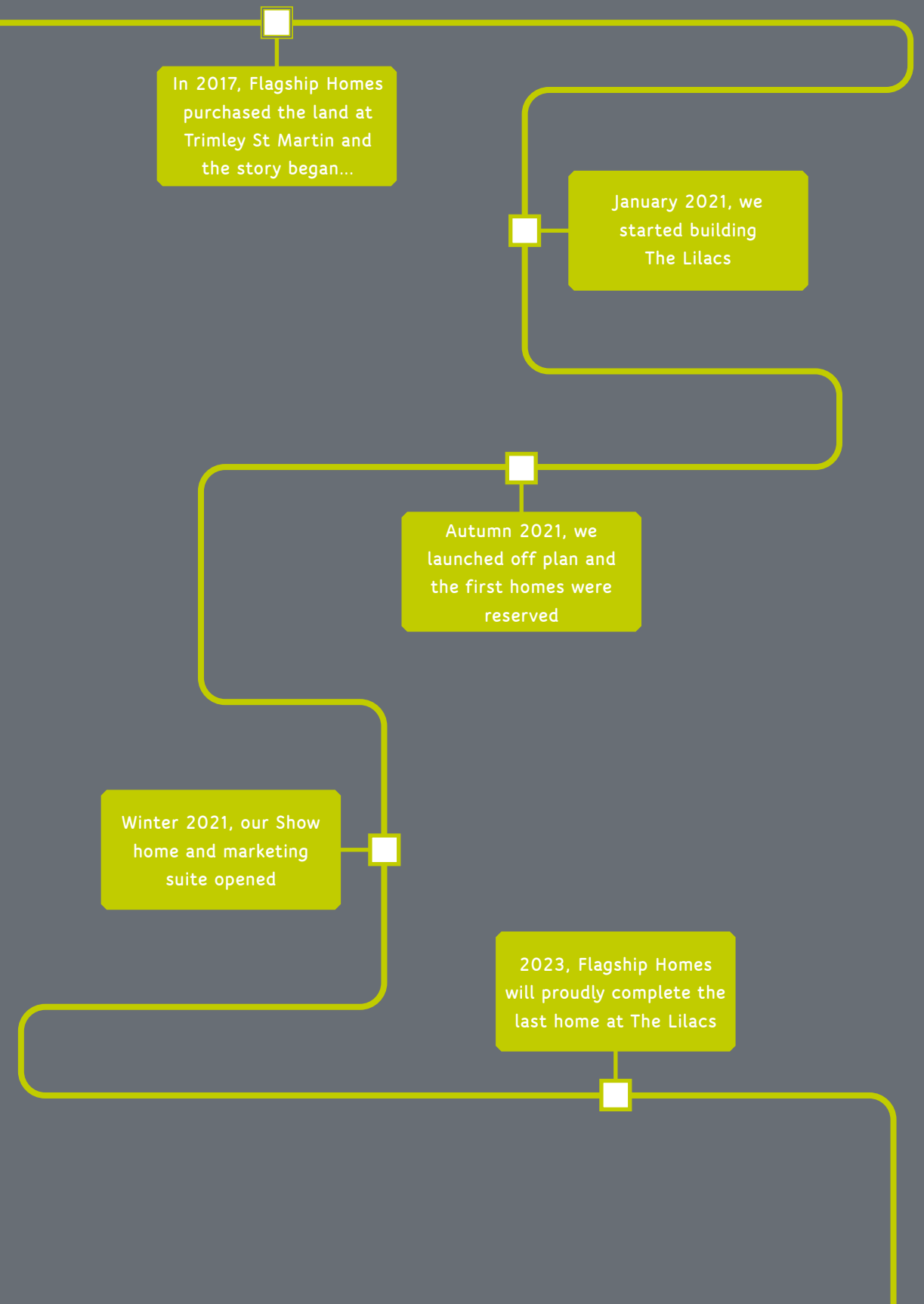
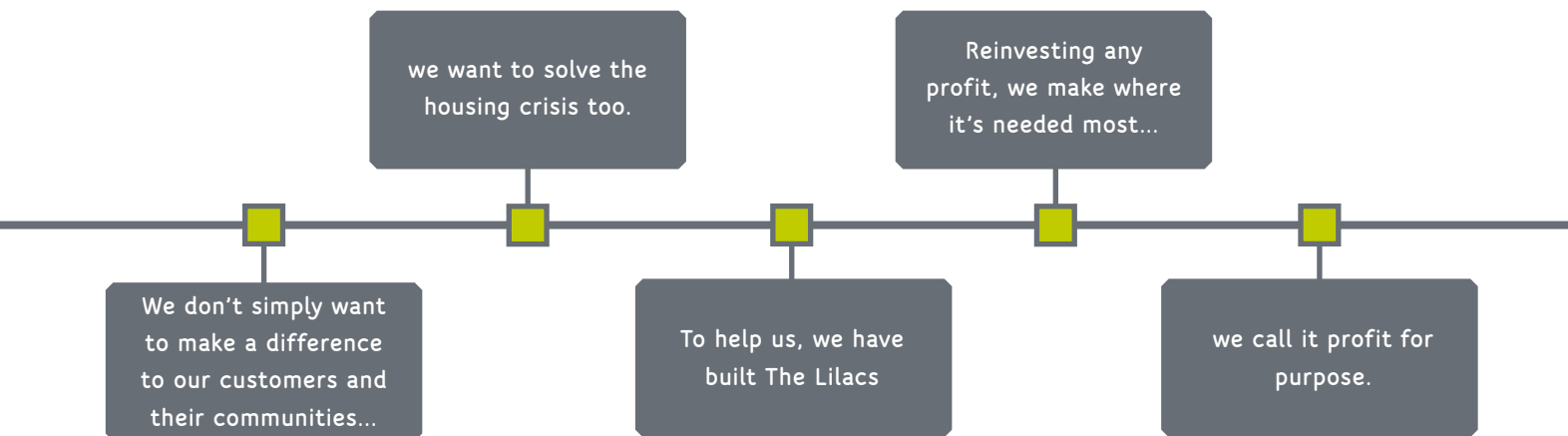




We are Flagship Homes and we are different

We provide homes for sale and private rent – not just places to live, but places to love. Whatever your circumstances, we have a home for you.

We're different. We have a social purpose. We reinvest any profit we make into providing more affordable homes – we call it profit for purpose. And as part of Flagship Group, we're solving the housing crisis. So, by making a Flagship Home your home, you're helping us to do just that...



Our other developments

Our homes are traditionally built to the highest quality and designed with modern living in mind.



A DEVELOPMENT BY



Solving the housing crisis
in the East of England

The Lilacs 

TRIMLEY SAINT MARTIN

www.thelilacstrimley.co.uk

The Lilacs, Trimley St Martin, Ipswich, Suffolk