

A DEVELOPMENT BY



THE
NEST
ALDEBURGH

A graphic of a nest made of many thin, light blue lines that curve upwards and outwards, forming a bowl-like shape that frames the text below it.

A BEAUTIFUL COASTAL COMMUNITY OF 2 & 3 BEDROOM HOMES,
IN THE HEART OF ALDEBURGH

Enchanting seaside living

Make your home at The Nest in the heart of Aldeburgh, the jewel in the crown of Suffolk's coast. Beautiful and peaceful yet with thriving independent shops and a rich cultural scene, the resort offers you and your family an outstanding lifestyle by the sea.

Flagship Homes is proud to present this collection of exquisite two and three-bedroomed properties. The Nest really is a breath of fresh air.



Aldeburgh has something for all

Aldeburgh is a rare find; an Edwardian resort that has retained its charm and character. It's famous for being the beloved home of the composer, Benjamin Britten, who founded the international Aldeburgh Festival of arts at the nearby Snape Maltings in 1948.

Pastel-coloured houses line the promenade overlooking the wide pebbled beach, where Maggi Hambling's imposing Scallop sculpture attracts much interest. Fishermen's huts sell the day's catch, from crabs and lobster to cod, rock eel, Dover sole and skate. Sea fishing remains a popular activity, while the town also has a sailing and yacht club and a beautiful golf course.

Everything you need is on the High Street, which is filled with bustling and interesting independent shops, boutiques and delicatessens. There are fine restaurants and busy cafes, while the fish and chips are regarded as some of the best in East Anglia. The town has four popular and traditional Adnams pubs and is home to one of the oldest continuously running cinemas in the UK.



Just up the coastal road is the fascinating village of Thorpeness, with its beautiful boating lake, while a little further north is the Minsmere nature reserve, home to rare domestic and migrating birds, and a base for the popular BBC Springwatch series. This part of Suffolk is home to many areas of outstanding natural beauty.

While Aldeburgh might feel a world away from the hustle and bustle of urban living, it's only 25 miles away from Ipswich, Suffolk's county town where the direct rail route to London takes little over an hour.

Thorpeness & Southwold

Aldeburgh Town Centre

Felixstowe

Ipswich

The Nest





Quality and refinement

The Nest is within walking distance of Aldeburgh beach and the High Street yet enjoys a quiet location in Leiston Road. The development of comfortable and traditionally designed homes is built with outstanding craftsmanship and finish. And with a range of two and three-bedrooms properties, you're certain to find something perfect for you.

- Lapwing
- Nightingale
- Swallow
- Marsh Harrier
- Redshank
- Affordable Housing



Images are for illustrative purposes only.

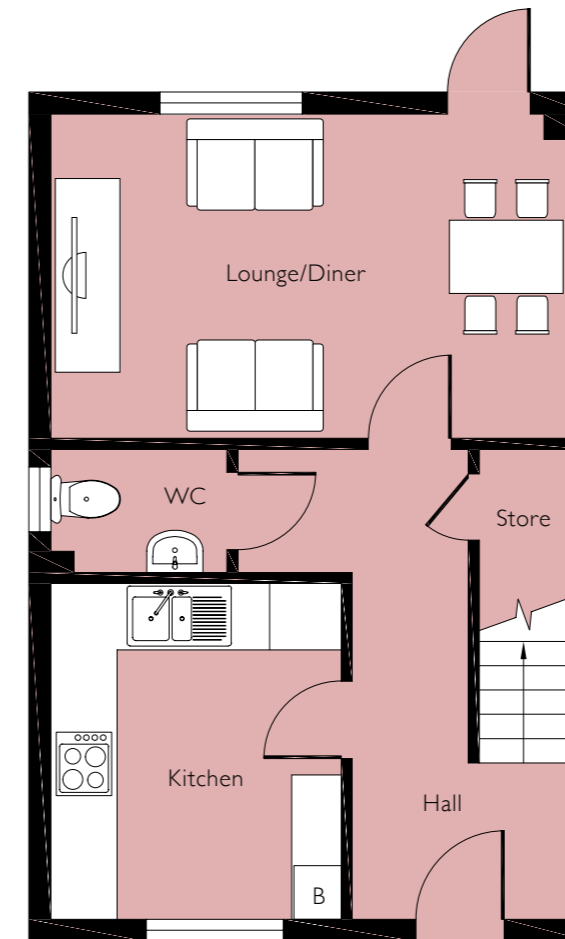
Lapwing

Plot 7, 8 & 14

Choose from three desirable two-bedroomed properties, with off-street parking that you'll be proud to call home.

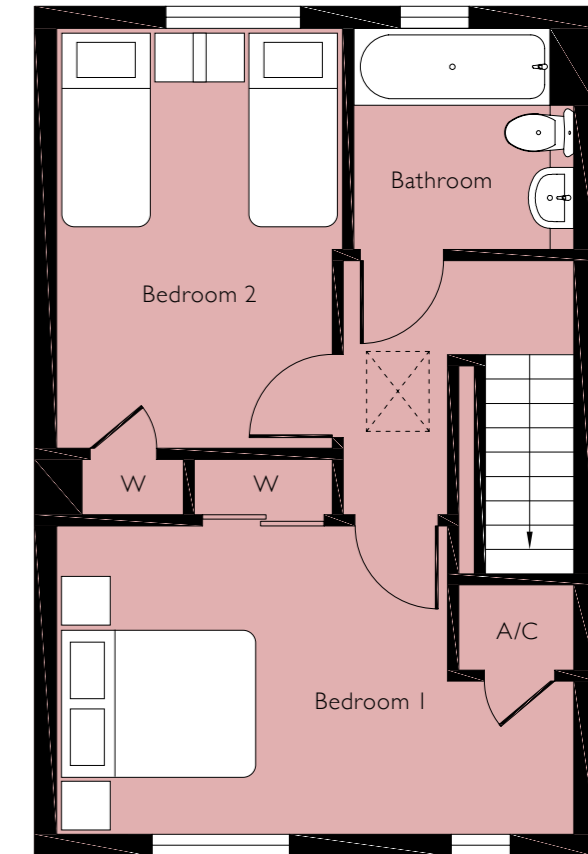
PLEASE NOTE: Plot 7 & 14 are handed

Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Please check availability 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.



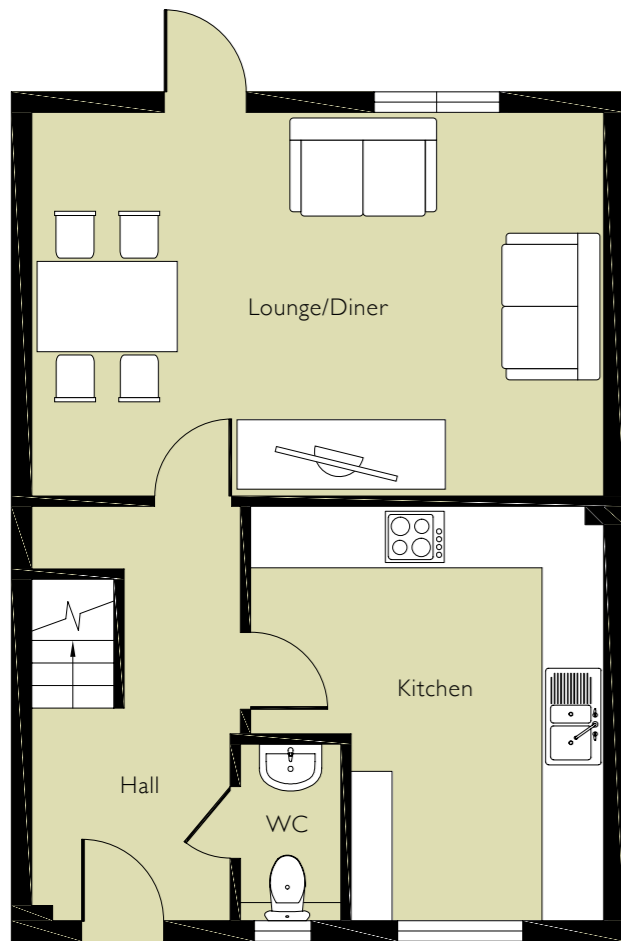
Ground floor

Kitchen	2.92m x 2.54m	9'5 x 8'3
Lounge/Dining room	3.36m x 4.49m	11' x 14'7



First floor

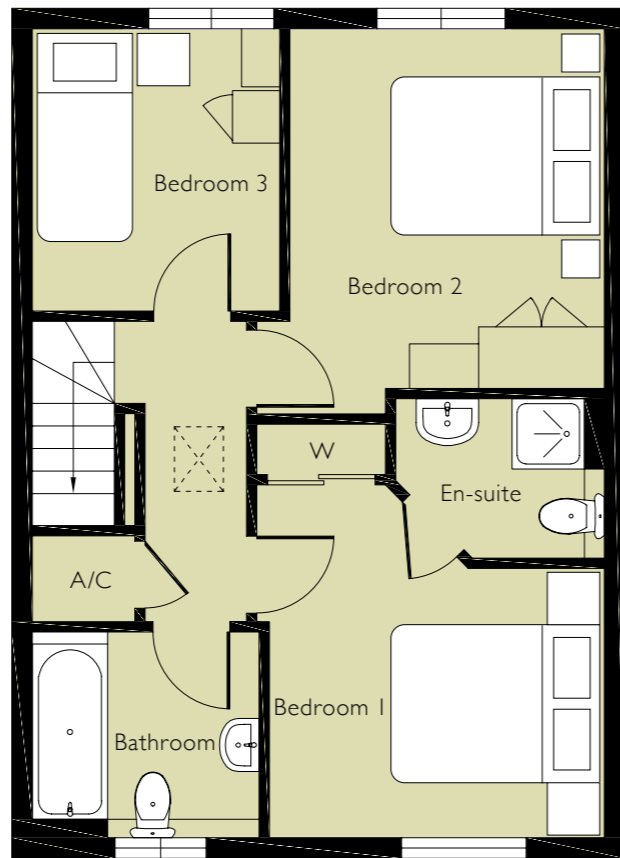
Bedroom 1	2.68m x 4.49m	8'7 x 14'7
Bedroom 2	4.20m x 2.46m	13'7 x 8'0
Bathroom	2.46m x 1.94m	8'0 x 6'3



Ground floor

Kitchen
3.46m x 4.07m 11'3 x 13'3

Lounge/Dining room
5.62m x 3.76m 18'4 x 12'3



First floor

Bedroom 1
3.43m x 3.31m 11'2 x 10'8

Bedroom 1 En-suite
1.60m x 2.10m 5'2 x 6'8

Bedroom 2
3.55m x 3.14m 11'6 x 10'2

Bedroom 3
2.78m x 2.78m 9'1 x 9'1

Bathroom
2.02m x 2.19m 6'6 x 7'1



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Nightingale
Plot 9, 10 & 11

A row of three delightful three-bedroomed homes, with en-suite to the master. Benefit from off-street parking and rear garden.

PLEASE NOTE: Plot 10 is handed

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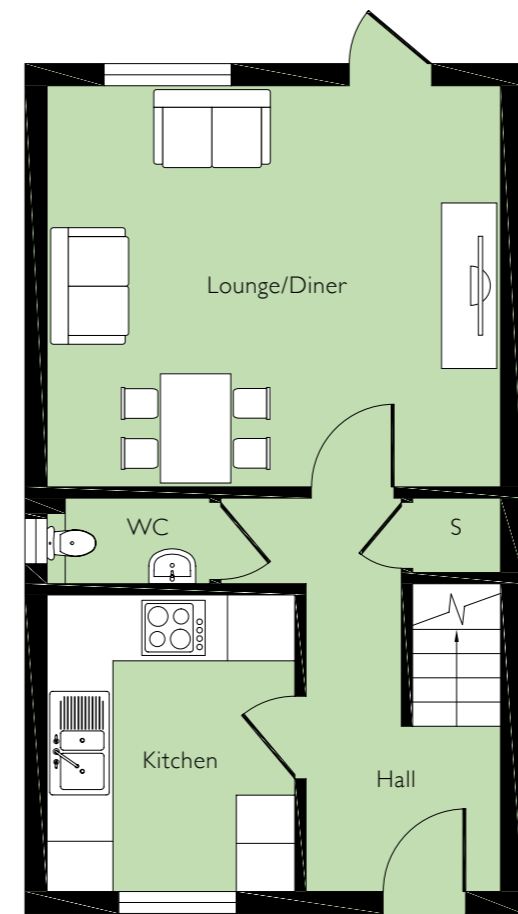
Swallow

Plot 12 & 13

A pair of gorgeous homes with three good-sized bedrooms. There's plenty of room for the whole family, off-street parking and a rear garden.

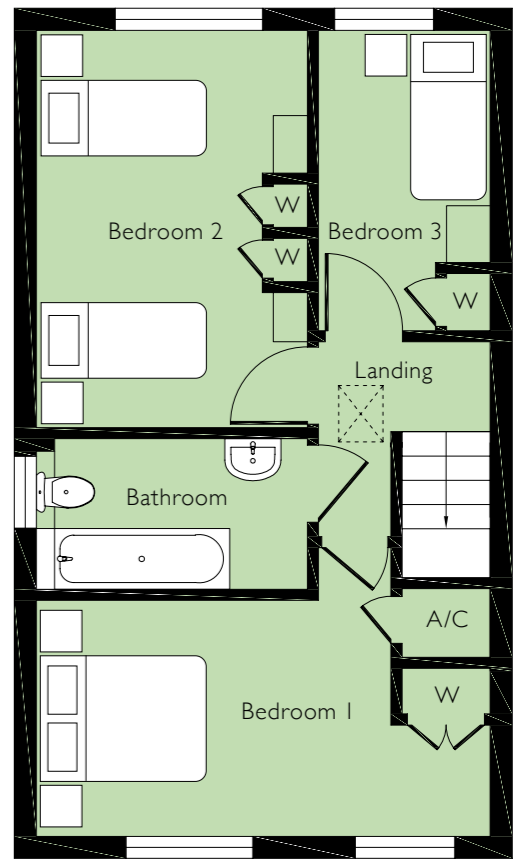
PLEASE NOTE: Plot 12 is handed

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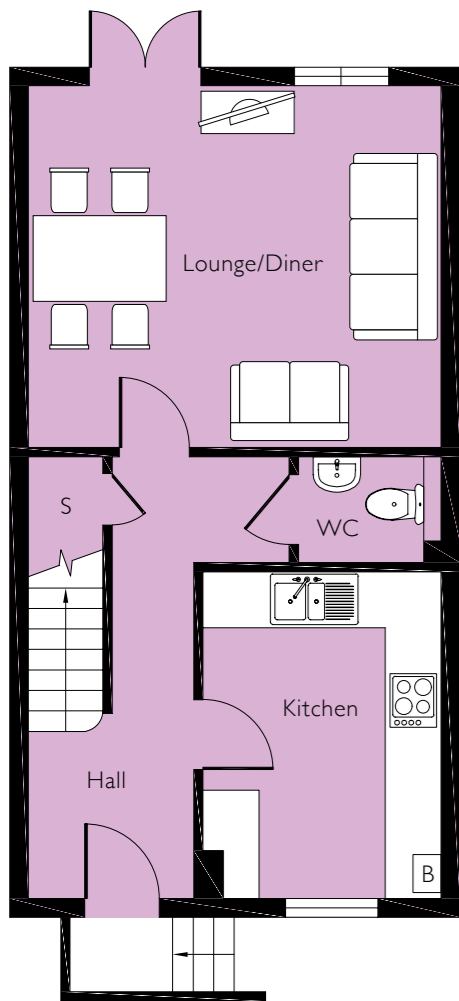
Ground floor

- Kitchen**
2.54m x 3.59m 8'3 x 11'7
- Lounge/Dining room**
4.51m x 4.86m 14'7 x 15'9



First floor

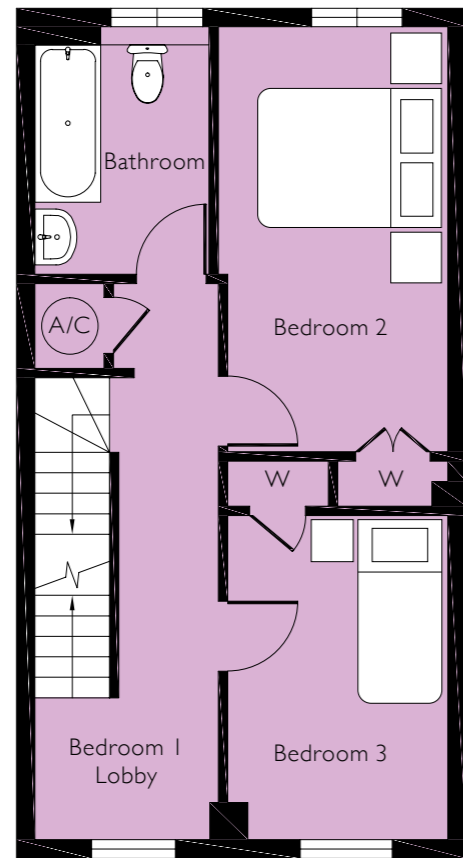
- Bedroom 1**
2.56m x 4.50m 8'4 x 14'7
- Bedroom 2**
4.79m x 2.35m 15'7 x 7'7
- Bedroom 3**
3.77m x 2.07m 12'3 x 6'7
- Bathroom**
1.91m x 2.36m 6'2 x 7'7



Ground floor

Kitchen
3.49m x 2.55m 11'4 x 8'3

Lounge/Dining room
3.89m x 4.53m 12'7 x 14'8

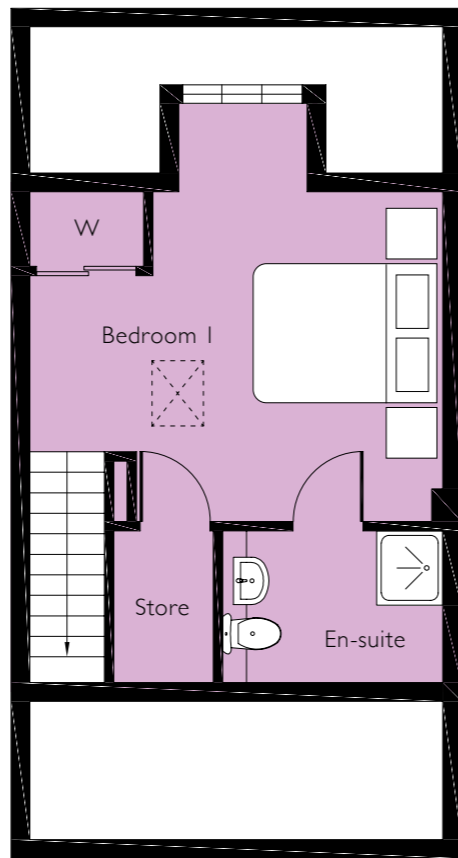


First floor

Bedroom 2
4.54m x 2.58m 14'8 x 8'4

Bedroom 3
3.45m x 2.45m 11'3 x 8'0

Bathroom
2.64m x 1.85m 8'6 x 6'0



Second floor

Bedroom 1
4.41m x 4.52m 14'4 x 14'8

Bedroom 1 En-suite
2.40m x 1.64m 7'8 x 5'3



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Redshank
Plot 16, 17 & 18

You'll love the style of these family-friendly homes with three bedrooms (including one en-suite), garden and off-street parking.

PLEASE NOTE: Plot 17 is handed

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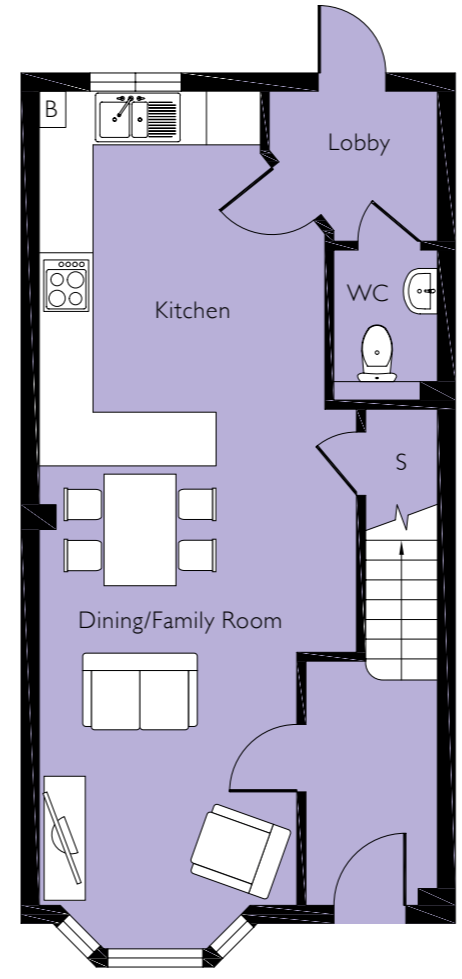


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Marsh Harrier

Plot 15 & 19

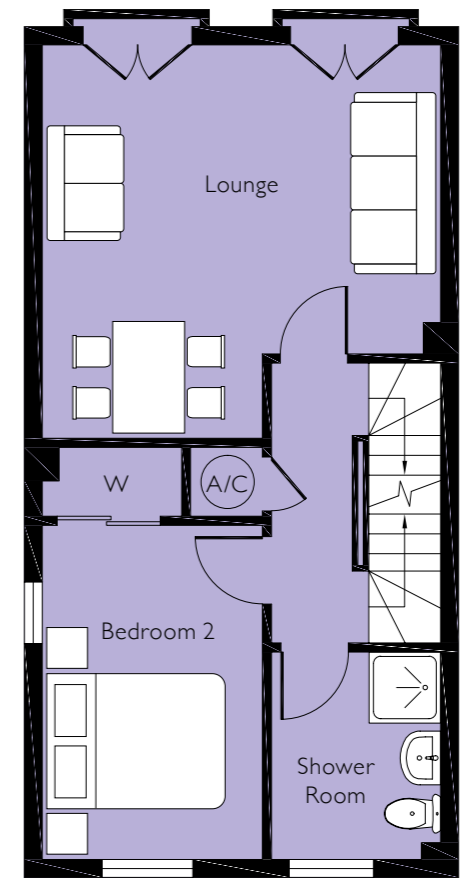
The choice of two spacious homes set over three storey accommodation, with three double bedrooms and three bathrooms. Families will enjoy the ground floor open plan kitchen/dining/family room or use the formal first floor lounge. The choice is yours!



Ground floor

Kitchen
4.16m x 3.40m 13'6 x 11'1

Dining/Family area
4.88m x 3.39m 16'0 x 11'1

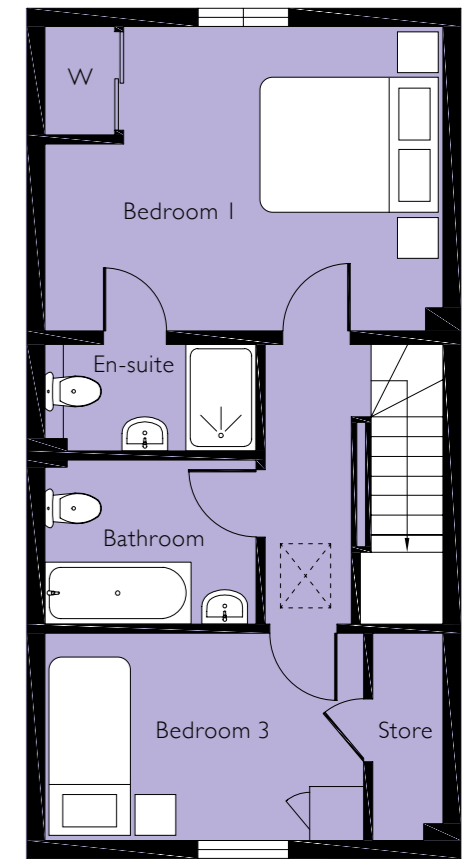


First floor

Lounge
4.40m x 4.38m 14'4 x 14'3

Shower room
1.89m x 2.31m 6'2 x 7'5

Bedroom 2
3.71m x 2.45m 12'1 x 8'0



Second floor

Bedroom I
3.36m x 4.43m 11'0 x 14'5

Bedroom I En-suite
1.21m x 2.36m 3'9 x 7'7

Bedroom 3
2.40m x 3.53m 7'8 x 11'5

Bathroom
1.71m x 2.37m 5'6 x 7'7

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A wide-angle photograph of a coastal town at dusk. The foreground is a vast, dark pebble beach. On the left, a row of colorful houses in shades of yellow, blue, and pink stretches along the shore. A prominent white lighthouse with a dark top and a spiral staircase is situated among the houses. The sky is a clear, deep blue, and the ocean is visible in the distance. The overall atmosphere is serene and picturesque.

EXQUISITE COASTAL LIVING

Specification

Attention to detail. That's what distinguishes a Flagship home.

We don't just build distinctive, well-designed properties, we also invest in quality materials, fixtures and fittings.

Bathroom & En-suites

- Contemporary white Bathroom with chrome fittings
- Thermostatically- controlled shower
- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Heated towel rail in Bathroom
- Low level white resin shower tray with shower screen
- Porcelonosa full height wall tiling to bathroom and En-suite (including Shower cubicles)
- Porcelonosa flooring to Bathroom, En-suite and Cloakroom
- With Porcelonosa tiling above WC and sink
- LED mist free mirror with built in shaver point to En-suite and bathroom

Decorative finishes

- Internal walls finished in a choice of 'Rock salt' or Timeless matt emulsion (subject to build stage)
- Ceilings finished in white matt emulsion with smooth plastered finish
- 5 panel white Suffolk doors with matching brushed chrome door furniture
- Oak stair handrail to all properties

The exact specification may vary depending on plot number and is dependent upon build stage. Photos depict previous Flagship developments.

Kitchen

- Down lighting to ceiling with under pelmet lighting to underside of wall cabinets
- Ashbourne painted classic shaker kitchen design enhanced by chosen subtle colour palette* (all plots variable)
- Matching worktops with upstand and splashback behind hob (all plots variable)
- Traditional Pewter cup handles to drawers and door knobs to cupboards
- Soft close doors
- Integrated fridge freezer and integrated dishwasher
- Electric ceramic hobs and extractor fan as standard
- Hotpoint stainless steel ovens, double oven in selected plots
- Composite 1.5 bowl single drainer sink unit with mixer tap to selected plots

External finishes

- Slabbed Footpaths and patios in Riven Buff
- Turf laid to rear gardens where applicable
- Panel timber fencing between rear gardens where applicable

Electrical

- Media TV point in Lounge
- Additional TV point in Kitchens to 3 bedroom properties
- Mains connected smoke and carbon monoxide detectors
- Energy Efficient heating system with Valliant boiler and Hive 'Active' heating controls*
- Energy efficient downlights in kitchen
- External low energy security light at front and rear to the property
- USB points available

General

- NHBC 10 year guarantee
- Flagship Homes defect Warranty*

*Ask sales representative for further details



Photos depict previous Flagship developments



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We are Flagship Homes

We develop quality homes in great locations. Not just places to live, but places you'll love.

Our purpose is to provide homes for people in need. Over the past ten years, we've built more than 7,000 houses across the East of England. The homes we build are available to buy, but we also own and manage over 28,000 properties.

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. So, our properties are built to last, using quality materials, and to be as low-maintenance as possible.

We're part of the Flagship Group, made up of Flagship Homes, RFT Services, Victory Housing Trust 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 .

We believe everyone deserves a home, that's why we build timeless, quality properties we're proud of.



Eden Rise, Cambourne



Kings Gate, Norwich



Other Flagship developments

Eden Rise, Cambourne, Cambridge

We are extremely proud of our Eden Rise development. The collection of stylish two, three and four bedroom homes in the heart of Cambridgeshire.

Ashe Coppice, Campsea Ashe, Suffolk

Ashe Coppice is a boutique development of eight high quality detached three and four bedroom family homes in the beautiful county of Suffolk. Just a few miles from Woodbridge.

King's Gate, Norwich, Norfolk

A high quality development of 2 and 3 bedroom homes in a desirable city centre location with a secure gated entrance.

All information correct at time of printing



A DEVELOPMENT BY



william h brown

ALL ENQUIRIES

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