NUN'S GREEN

Great Yeldham

ROSE

Homes for life

WELCOME HOME

A collection of thirty three 2, 3 and 4 bedroom houses and bungalows, situated around an open green and located within the heart of the village.

A UNIQUE SENSE OF PLACE

Great Yeldham is a charming semi-rural village in north Essex within the Colne Valley and close to the Suffolk border. The village benefits from a wide variety of local amenities, including a post office, village store, veterinary surgery, pre-school and primary school. The village is well connected via the A1017 from Braintree to Haverhill (or from Felixstowe to Cambridge) with minor roads to Halstead and Sudbury.

Computer generated image is of Nun's Green and is indicative only

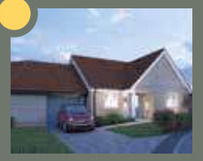
BEAUTIFULLY PLACED

Every home that forms this stunning collection has been carefully positioned for the residents' convenience, with each road, pathway and green space enhancing access and kerb appeal.

N

Site plan not to scale.

2 Bedroom Home



The Laver
Plots 20 & 21

3 Bedroom Homes

The Howlett
Plots 11, 30, 32 & 33

The Whitlock
Plots 14, 17, 27, 28 & 31

The Josselyn
Plots 15 & 16

4 Bedroom Homes

The Yeldham
Plot 22

The Amhurst
Plots 10, 23, 24, 26 & 29

The Meyrick
Plot 25

Please note exterior materials may differ between plots, please consult our sales team for further information.

Image of Plot 21

THE LAVER

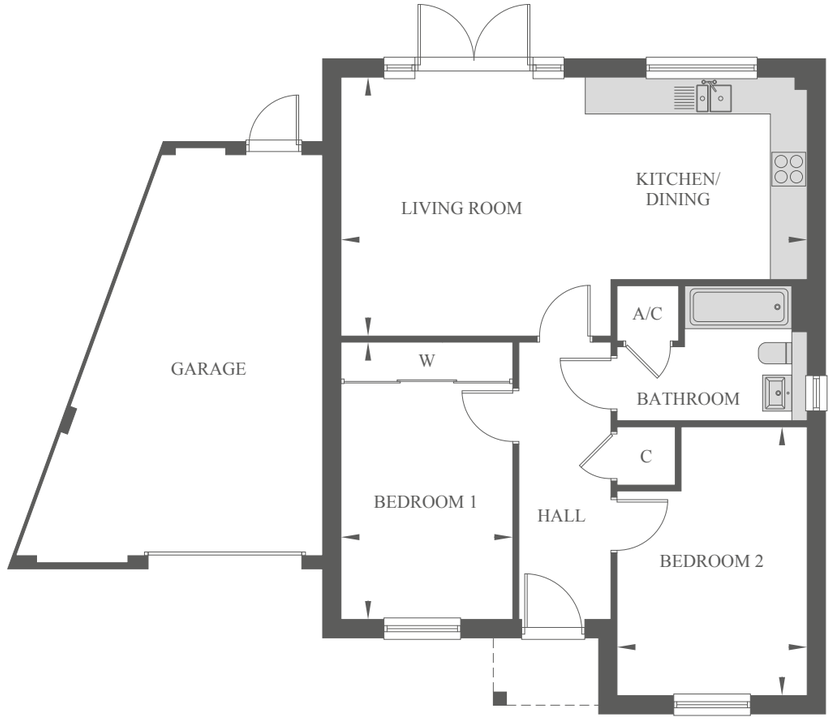
TWO BEDROOM

Plots 20(H) & 21

(H) denotes handed plot

Living/Kitchen	7550 x 4170mm max	24'9" x 13'8" max
Bedroom 1	4470 x 2750mm	14'8" x 9'0"
Bedroom 2	4330 max x 3050mm	14'2" max x 10'0"

Computer generated images are a generic indication of a finished house type and are indicative only. External finishes, materials and appearance may vary, please refer to plot specific drawings in our sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision. Rose Builders reserves the right to vary as necessary to complete the works. ▸ denotes where dimension are taken from.



C: CUPBOARD W: WARDROBE A/C: AIRING CUPBOARD

Image of Plot 33

Image of Plot 11

THE HOWLETT

THREE BEDROOM

Plots 11, 30(H, V), 32 & 33(V)

(H) denotes handed plot (V) denotes variation to plots

Living Room	5640 x 3640mm	18'6" x 11'11"
Kitchen/Dining	5640 x 3900mm	18'6" x 12'10"
Utility	2410 x 1900mm	7'11" x 6'3"
Bedroom 1	3930 x 3325mm max	12'11" x 10'11" max
Bedroom 2	3650 x 3510mm	12'0" x 11'6"
Bedroom 3	3185 x 2205mm	10'5" x 7'3"

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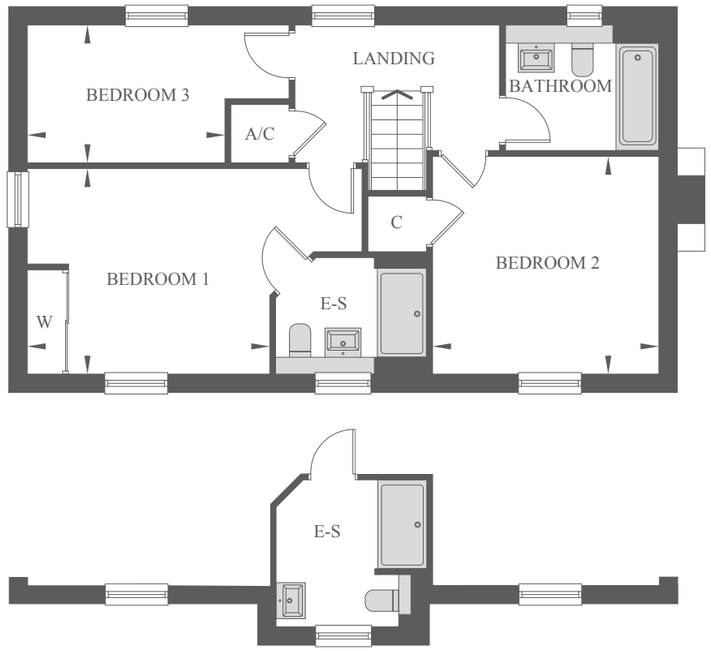
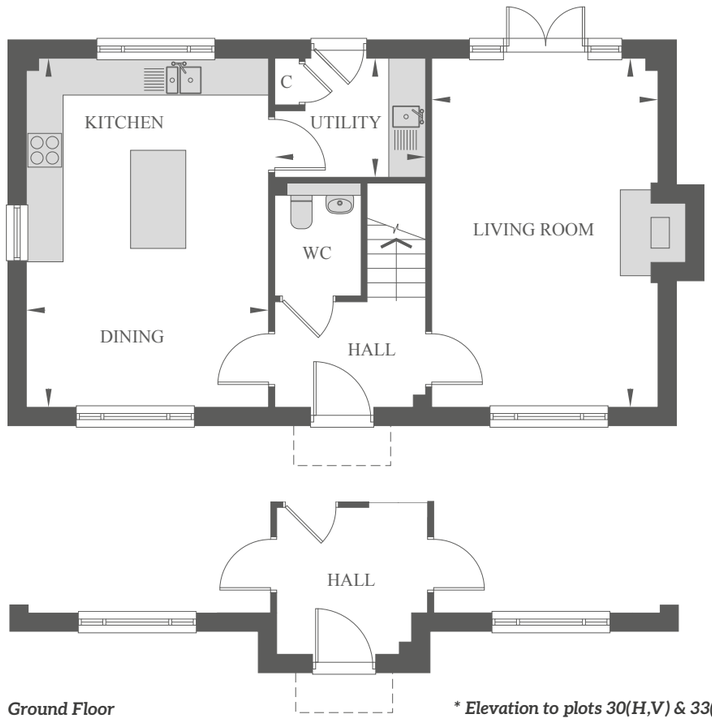
Additional window to Plot 11 only



First Floor

** Elevation to plots 30(H,V) & 33(V) only*

Window to Plot 11, 32 and 33(V) only



Ground Floor

** Elevation to plots 30(H,V) & 33(V) only*

C: CUPBOARD W: WARDROBE E-S: EN SUITE A/C: AIRING CUPBOARD

Image of Plot 17

THE WHITLOCK

THREE BEDROOM

Plots 14, 17, 27, 28 & 31(H)

(H) denotes handed plot

Living/Dining	5930 max x 5415mm	19'5" max x 17'9"
Kitchen	3050 x 2655mm	10'0" x 8'9"
Bedroom 1	3350 x 3310mm	10'11 x 10'10"
Bedroom 2	3915 x 3060mm	12'10" x 10'0"
Bedroom 3	2760 x 2230mm	9'1" x 7'4"

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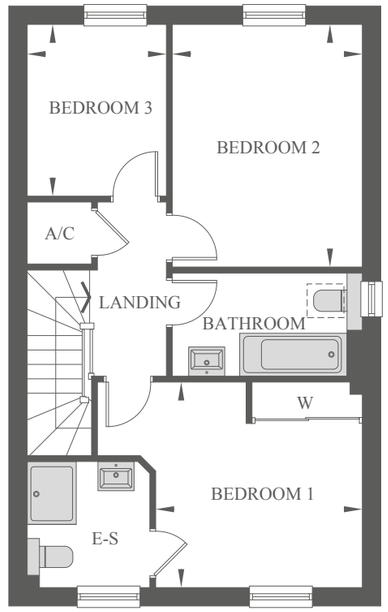
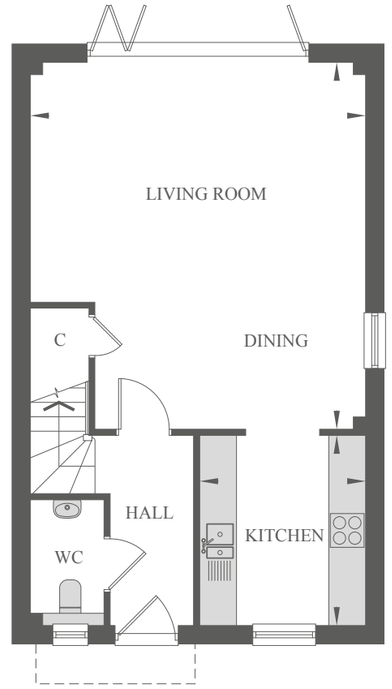


Window to Plots 17, 27 & 28
Roof light to Plots 14 and 31

First Floor



Window to Plots 17, 27, 28 & 31

Ground Floor

C: CUPBOARD W: WARDROBE E-S: EN SUITE A/C: AIRING CUPBOARD

Image of plots 15 & 16

THE JOSSELYN

THREE BEDROOM

Plots 15 & 16(H)

(H) denotes handed plot

Living/Dining	5930 max x 5400mm	19'5" max x 17'9"
Kitchen	3050 x 2655mm	10'0" x 8'9"
Bedroom 1	3330 x 3310mm	10'11" x 10'10"
Bedroom 2	3915 x 3060mm	12'10" x 10'0"
Bedroom 3	2860 x 2215mm	9'5" x 7'3"

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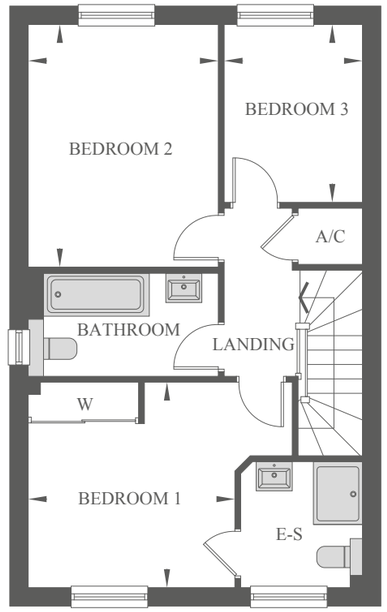
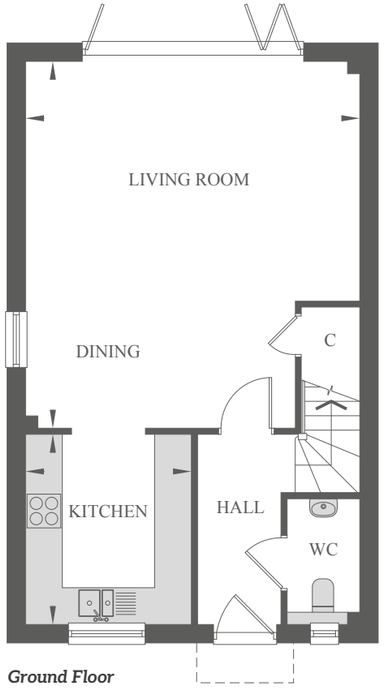


First Floor



Ground Floor

C: CUPBOARD W: WARDROBE E-S: EN SUITE A/C: AIRING CUPBOARD

Image of plot 22

THE YELDHAM

FOUR BEDROOM

Plot 22

Living Room	4850 x 4000mm	15'11" x 13'1"
Dining Room	3900 x 2800mm	12'10" x 9'2"
Kitchen/Breakfast Room	5250 max x 4850mm	17'3" max x 15'11"
Utility	1950 x 1850mm	6'6" x 6'2"
Bedroom 1	4850 x 2965mm	15'11" x 9'9"
Bedroom 2	3315 x 3020mm	10'10" x 9'11"
Bedroom 3	3465 x 2665mm max	11'4" x 8'9" max
Bedroom 4	3170 x 3010mm max	10'5" max x 9'10"

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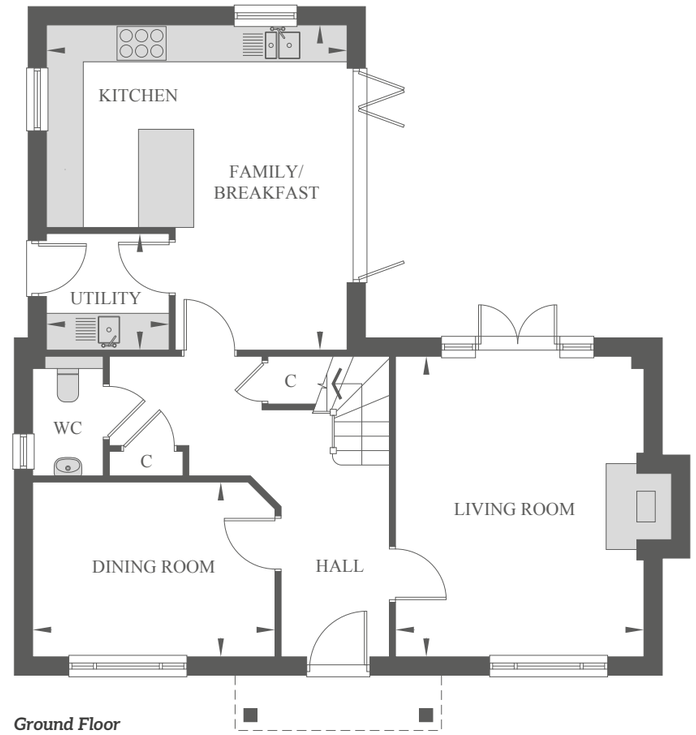
First Floor



Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E-S: EN SUITE A/C: AIRING CUPBOARD

Image of Plot 26

Image of Plot 23

THE AMHURST

FOUR BEDROOM

Plots 10(H), 23, 24(H), 26 & 29(H)

(H) denotes handed plot

Living Room	4850 x 4000mm	15'11" x 13'1"
Dining Room	3900 x 2800mm	12'10" x 9'2"
Kitchen/Breakfast Room	5250 x 4850mm	17'3" x 15'11"
Bedroom 1	4850 x 2965mm	15'11" x 9'9"
Bedroom 2	3315 x 3020mm	10'10" x 9'11"
Bedroom 3	3660 x 2665mm max	12'0" x 8'9" max
Bedroom 4	2980 x 2110mm	9'9" x 6'11"

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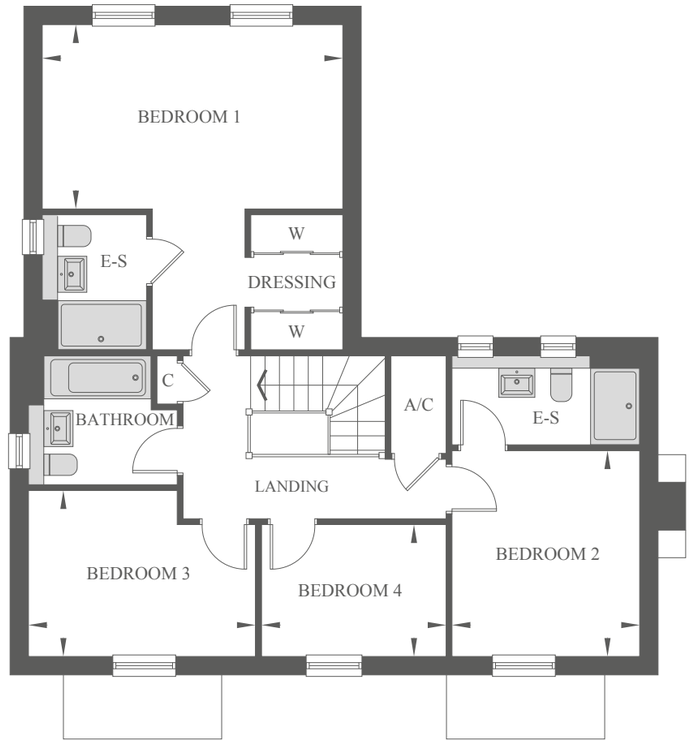
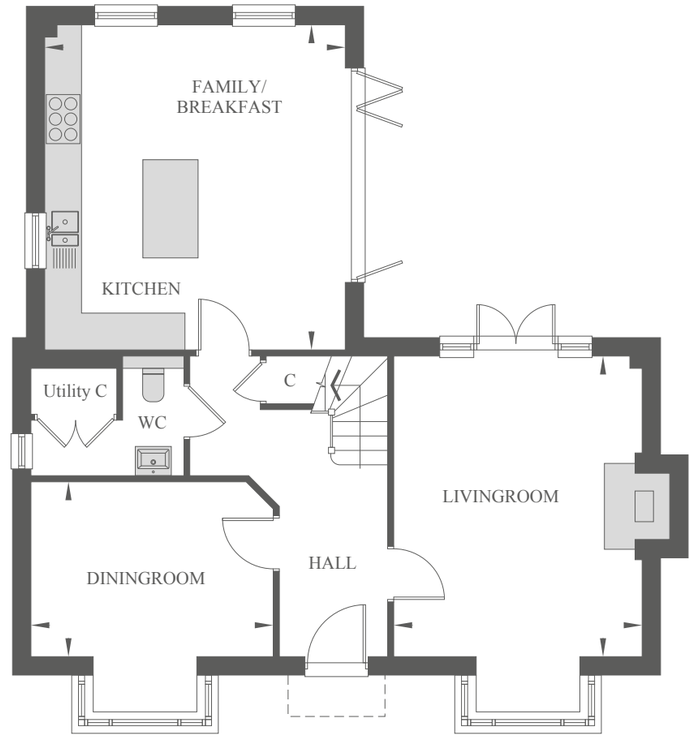


First Floor



Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E-S: EN SUITE A/C: AIRING CUPBOARD

THE MEYRICK

FOUR BEDROOM

Plot 25

Living Room	4850 x 4000mm	15'11" x 13'1"
Dining Room	3900 x 2800mm	12'10" x 9'2"
Kitchen/Breakfast Room	5250 max x 4850mm	17'3" max x 15'11"
Utility	1950 x 1850mm	6'6" x 6'2"
Bedroom 1	4850 x 2965mm	15'11" x 9'9"
Bedroom 2	3315 x 3020mm	10'10" x 9'11"
Bedroom 3	3465 x 2665mm max	11'4" x 8'9" max
Bedroom 4	3170 x 3010mm max	10'5" x 9'10" max

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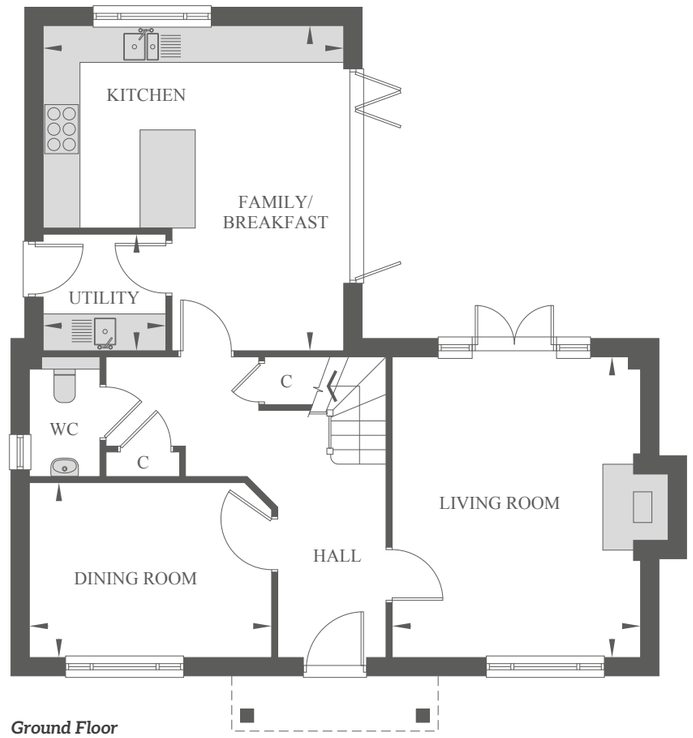
First Floor

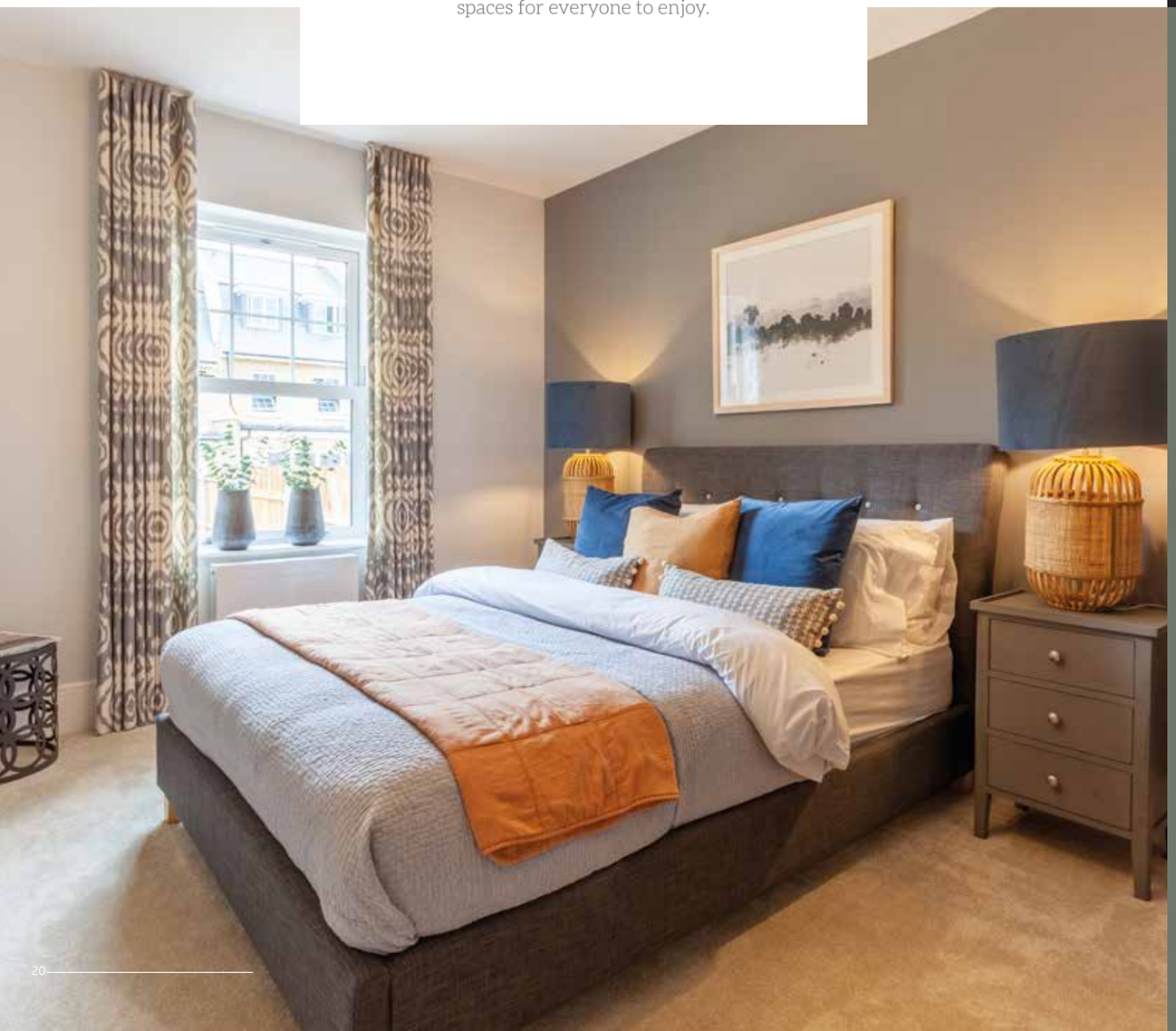


Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E-S: EN SUITE A/C: AIRING CUPBOARD

DESIGNED FOR LIFE

The homes at Nun's Green have an unrivalled specification. Modern finishes mixed with contemporary design create spaces for everyone to enjoy.



Internal and garden photography is of previous Rose developments

THE STAMBOURNE COLLECTION

The Howlett | The Whitlock | The Josselyn | The Laver

Kitchen/Utility

- Stylish professionally designed fitted kitchen with laminate worktops and matching upstands, selected from an extensive range of finishes and styles*
- Ceramic hob
- Stainless steel splashback
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Integrated washing machine in kitchen if no utility room or utility cupboard
- Soft-close drawers and doors, cutlery tray and recycling bins

Bathroom, En-Suite & Cloakroom

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable)
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger & shaver socket to master en-suite. Provided in the main bathroom where no en-suite.

Internal Finishes

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished windowsills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe with mirror doors to principal bedroom with shelf, hanging rail and LED lighting
- Grooved design skirting boards with architrave to match
- Timber windows with chrome ironmongery

Environment

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

Space & Water Heating

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

Connectivity/Broadband

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- Pre-wired for SKY dish installation
- CAT 6 cabling from home hub to all data and telephone points
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

Externally

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- Timber fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Wiring provision for future electric car charging point (subject to plot location)
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting designs
- Turf to rear gardens

* Subject to reservation timing/build programme

THE COLNE COLLECTION

The Yeldham | The Amhurst | The Meyrick

Kitchen/Utility

- Stylish professionally designed fitted kitchen with laminate worktops and matching upstands, selected from an extensive range of finishes and styles*
- Induction hob
- Stainless steel or coloured glass splashback**
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer/dryer in utility
- Soft-close drawers and doors, cutlery tray and recycling bins

Bathroom, En Suite & Cloakroom

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable) to en suite and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites – individually controlled
- LED downlights to ceilings
- Single toothbrush charger and shaver socket to master en suite
- Mirrors to all bathrooms, en suites and cloakroom
- Floor and wall tiling from an extensive range*

Internal Finishes

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished windowsills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and the sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe with mirror doors to principal bedroom with shelf, hanging rail and LED lighting
- Grooved design skirting boards with architrave to match
- Timber windows with chrome ironmongery
- Tiled hallway from an extensive range*

Environment

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

Space & Water Heating

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

Connectivity/Broadband

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- Pre-wired for SKY dish installation
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- Data points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

Externally

- Composite front door with polished chrome door furniture
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- Timber fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Wiring provision for future electric car charging point (subject to plot location)
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

* Subject to reservation timing/build programme

** Black or white coloured glass available

Aerial photography is of previous Rose development

OVER 100 YEARS OF QUALITY AND CRAFTSMANSHIP

Since 1896

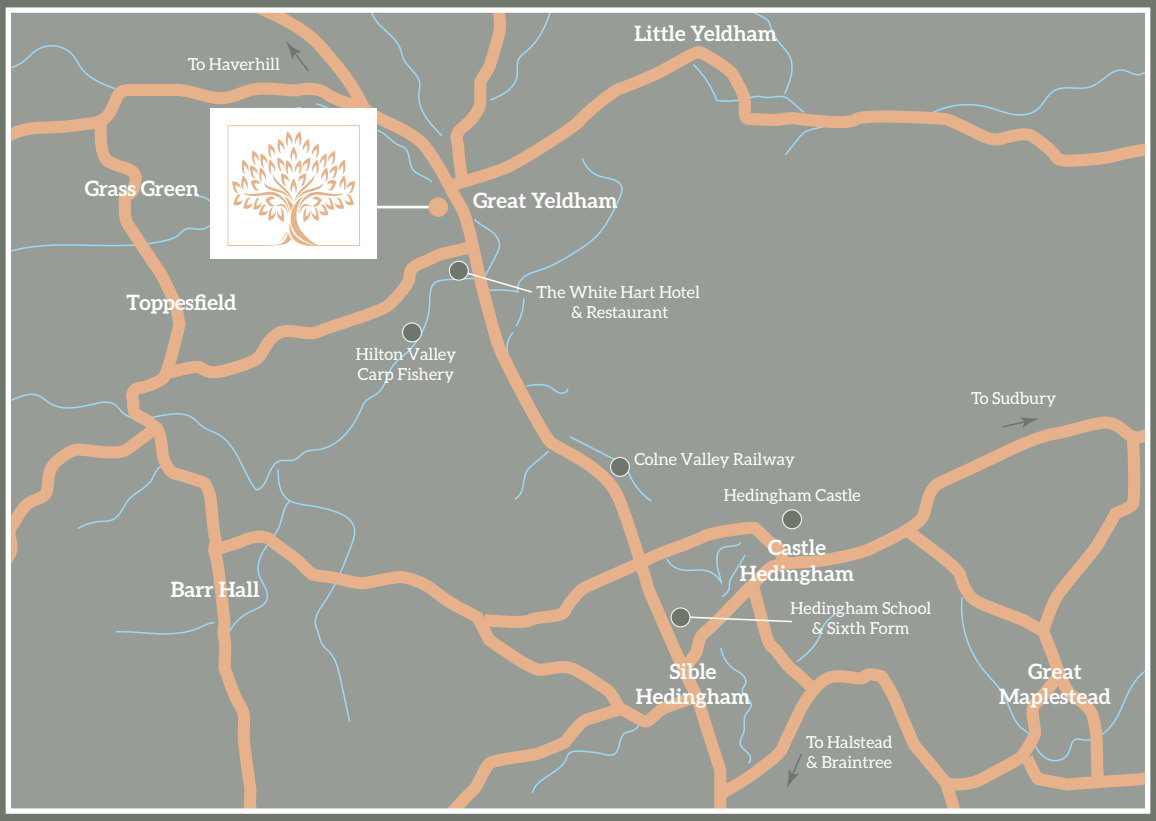
Rose has been involved in the construction of new homes for four generations.

Our years of experience and superior knowledge of all aspects of our craft have earned us a reputation for the very highest standards of design and construction.

Each of our developments is built with care, commitment and the personal satisfaction of delivering an exceptional new home."

Steven Rose

MANAGING DIRECTOR



Map not drawn to scale.

Riverside House, Riverside Avenue East, Lawford,
Manningtree, Essex CO11 1US
Tel: 01206 392 613
Email: info@rosebuilders.co.uk

www.rosebuilders.co.uk

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2020 HOME BUILDERS FEDERATION

NHBC

What House? AWARDS 2020 SILVER WINNER

housebuilder Awards FINALIST 2021

ROSE

Homes for life