



**Plot 162, The Linnet,
St Edmunds Gate, Bury St Edmunds, Suffolk.**
A development by Denbury Homes.





DENBURY
HOMES

WELCOME TO
St Edmunds Gate



1 bedroom homes

- The Tern (a)
Plot 75
- The Warbler (a)
Plots 1 & 5(h)

2 bedroom homes

- The Bittern (a)
Plots 76, 79 & 82
- The Shrike (a)
Plots 77, 80 & 83
- The Snipe
Plots 66(h), 67, 89, 90(h), 138, 139, 150(h) & 151
- The Kittiwake
Plots 17(h), 18, 108, 109 & 110
- The Kite
Plots 16, 42(h), 65, 92 & 163(h)
- The Grebe (a)
Plots 78 & 81
- The Mallard (a)
Plots 4, 9 & 14
- The Pintail (a)
Plots 6, 10(h), 11 & 15(h)
- The Fulmer (a)
Plots 2, 7 & 12
- The Puffin (a)
Plots 3, 8 & 13

3 bedroom homes

- The Goldfinch
Plots 43, 44, 45, 62, 63, 64, 88(h), 91, 111(h), 112, 117(h), 118, 122(h), 123(h), 124(h), 140(h), 144, 166(h), 167(h) & 168(h)
- The Curlew
Plots 107, 143 & 169
- The Sparrow
Plots 68, 69(h), 70, 106(h), 141(h), 142(h), 145 & 146
- The Linnet
Plots 19, 125 & 162(h)
- The Redpoll
Plots 20(h), 21(h), 22(h), 23(h), 39, 40, 41, 60(h), 61, 84, 85, 86, 87, 119(h), 120(h), 121(h) & 161
- The Harrier
Plots 155, 156, 157, 158, 159 & 160
- The Eagle
170, 171, 173 & 174
- The Merlin
Plots 71, 72, 73 & 74
- The Falcon
Plot 172

4 bedroom homes

- The Greenfinch
Plots 153, 154(h) & 164
- The Swan
Plots 114(h), 115, 147, 148(h) & 165(h)
- The Woodcock
Plots 104(h), 113(h), 116, 149 & 152
- The Siskin
Plot 105



(a) Apartment

(h) Handed plot

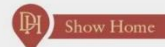
LEAP Local equipped
area of play

(C/S) Cycle store

(S/S) Sub station

Affordable housing

Garden shed



Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a grass and wildflower mixture to enhance biodiversity and will take 3-4 years to mature.

PLOT 162, THE LINNET, ST. EDMUNDS GATE, BURY ST. EDMUNDS, SUFFOLK.

An exclusive collection of 1-, 2-, 3-, and 4-bedroom homes by Denbury Homes

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A superb 3-bedroom town house constructed by respected local builder, Denbury Homes whose hallmark for passion, quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

Kitchen/Diner, Living Room, utility room and cloakroom. Three bedrooms, (En-Suite to Master) and bathroom. EV charging point, front garden landscaped and turfed, two allocated parking spaces and car port.

St Edmunds Gate

St Edmunds Gate is one of the latest developments from the respected local builder, Denbury homes. The development contains a mixture of traditional 1-, 2-, 3- and 4-bedroom homes incorporating energy-efficiency, designed for modern living, featuring elegant exteriors that blend in seamlessly into existing towns and villages, and contemporary interior design to suit every lifestyle.

Kitchen and living areas feature an open plan design, creating light-filled spaces to entertain or simply unwind in. Whilst on-site parking and EV charging points provide added convenience – making St. Edmunds Gate the ideal residence for modern living.

Discover the Denbury Difference

Our Hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come. These energy efficient homes are designed for modern living, featuring elegant exteriors that blend in with the local community, and contemporary interior design to suit every lifestyle. However, it is not about what is visible. Our homes are constructed using methods and materials that result in a finished product regarded as ‘The Denbury Difference.’ This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five-star rating from the House Builders Federation, meaning 90% of our homebuyers would recommend us to a friend. Denbury homes was born amidst stunning East Anglian landscape, which has inspired artists for generations. We ensure everything we build reflects the beauty of this special place that you will love to call home.



PLOT 162, THE LINNET, ST. EDMUNDS GATE, BURY ST. EDMUNDS, SUFFOLK.

SPECIFICATION:-

Kitchen:

- Electric Bosch oven, ceramic hob and hood fitted as standard

Electrical:

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes

Plumbing:

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

Joinery:

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- Timber double-glazed windows throughout
- Fitted wardrobes where indicated

Tiling:

- Kitchen – Porcelanosa wall tiles between worktop and wall cupboards
- Kitchen – Porcelanosa floor tiles
- Bathroom – Porcelanosa wall tiles at half-height all round
- En-Suite – Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin
- En-Suite – With bath – Porcelanosa wall tiles at full height to shower cubicle and half height all round
- Cloakroom – Porcelanosa wall tiles to splashback above hand basin

Other Items:

- Loft light
- Front garden landscaped and turfed
- Rear garden landscaped and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots*

***The FTT provided is a closed network service provided by nominated suppliers only.**



PLOT 162, THE LINNET, ST. EDMUNDS GATE, BURY ST. EDMUNDS, SUFFOLK.

SERVICES

Main drainage, water and electricity. Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses. EV charging point.

SERVICE CHARGE

£TBC per annum.

LOCAL AUTHORITY

West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

Telephone: 01284 763233.

VIEWING: Strictly by prior appointment through DAVID BURR – 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

TERMS AND CONDITIONS

Warranty

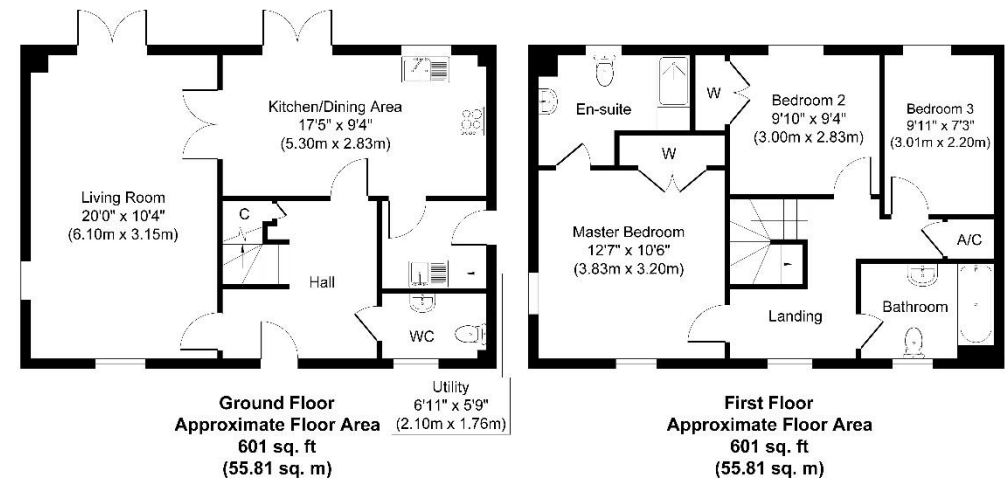
10-year build warranty.

Deposit

A deposit of £1,000.00 is required to be paid, on reservation, subject to contract, with 14 days cooling off period upon payment.

Reservation

On reservation, David Burr will require details of the purchaser's solicitor who must be instructed immediately.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTE

Please note that the images within this brochure are for illustration purposes only and should not be considered a true representation of the plot on offer.

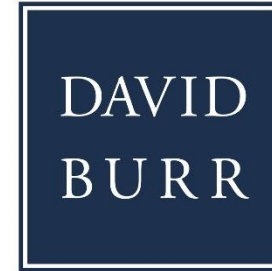






DENBURY
HOMES

Our homes are designed to blend seamlessly into existing towns and villages, but we know it is more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity or our support of local groups and charities, we are as committed as ever to creating a legacy that lasts for generations to come.



From a rural country house, period townhouses to new homes, David Burr is a full-service agency powered by a suite of first-rate marketing as standard. Dynamic, independent and bespoke. Providing an extensive coverage across Suffolk, Cambridgeshire and north Essex they cater for all client's sales, lettings, holiday lettings, valuation, development and investment needs.

For sales enquiries, contact David Burr:

01284 725525

bury@davidburr.co.uk
davidburr.co.uk

Abbey House, Angel Hill, Bury St Edmunds, Suffolk. IP33 1LS