



Firmin Gardens

Thorrington



A quality new development of
beautiful detached houses and bungalows
in the village of Thorrington, Essex

Rusden Limited.

Exceptional.

*"Situated amongst the serenity of
Tendring's patchwork open-fields and
enchanted woodlands, with Great Bentley
and the historic waterside towns of
Brightlingsea and Wivenhoe just minutes
away, Thorrington perfectly positions
residents for the very best of village,
town and country living."*

Indicative computer generated image shows Plots Two, Three, Four and Five
from right-to-left. All landscaping is for illustrative purposes only.



Welcome to Firmin Gardens, an exceptional new collection of
just five quality 3 bedroom bungalows and five beautiful family homes
of 3 & 4 bedrooms in the tranquil north-east Essex countryside.

Arranged gracefully along their own private driveway, this latest well-planned
development from Vaughan & Blyth showcases the combination of quality materials,
excellent craftsmanship and attention to detail that the firm has become synonymous
with over the last three decades. With countless leisure opportunities and beautiful
coastal towns almost on your doorstep, and Colchester's vibrant town centre
just six miles away, your new home in Thorrington will be the ideal
base for a balanced, relaxed lifestyle.





Set back from the road and complemented by landscaping, trees and hedgerows, the attractive character of Firmin Gardens' distinctive residences feels perfectly in keeping with their peaceful semi-rural setting.

Offering residents a peaceful countryside retreat, these exceptional new homes have their own style and a sense of individuality through a charming mix of quality external finishes and attractive features.

Inside, each property has been specifically designed to be light and airy by day, then cosy and comfortable at night. They incorporate impressive kitchens equipped with integrated branded appliances, welcoming living spaces and sleek modern bathrooms – all ready for residents to move into straight away and enjoy with their families.

Constructed for durability and energy-efficiency, with generous landscaped gardens, these superb new homes deliver an impressive combination of luxury and functionality that will suit every aspect of today's modern lifestyles.

The Setting.

Representing the very essence of refined semi-rural living, the ten high-quality homes within Firmin Gardens are positioned in the perfect location for those looking for the very best of both town and country.

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Plot One

Four Bedroom Home
160 sqm / 1722 sqft

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2

Plot Two

Four Bedroom Home
160 sqm / 1722 sqft

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Plot Three

Three Bedroom Home
106.8 sqm / 1150 sqft

Page 10

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Plot Four

Three Bedroom Home
106.8 sqm / 1150 sqft

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Plot Five

Four Bedroom Home
133 sqm / 1436 sqft

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Plot Six

Three Bedroom Bungalow
100.5 sqm / 1082 sqft

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Plot Seven

Three Bedroom Bungalow
100.5 sqm / 1082 sqft

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Plot Eight

Three Bedroom Bungalow
93.8 sqm / 1005 sqft

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Plot Nine

Three Bedroom Bungalow
94.7 sqm / 1019 sqft

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Plot Ten

Three Bedroom Bungalow
94.7 sqm / 1019 sqft

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Please note; areas shown are approximate only. Purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



A Peaceful Countryside Retreat.

Created by renowned V&B Homes, showcasing the sophisticated interiors and attention to detail they are synonymous with, Firmin Garden offers something to suit every lifestyle ; from three bedroom bungalows, through to three and four bedroom detached houses perfect for growing families. Externally, everything from the individual architectural features, through to the well-planned landscaping and driveway finishes has been carefully considered to reflect the surroundings.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

Plots One & Two

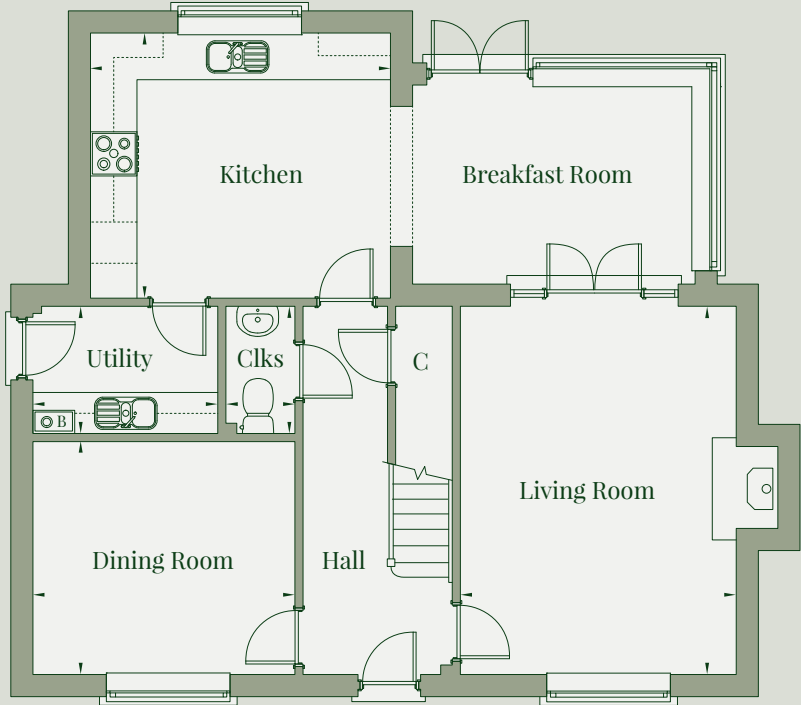
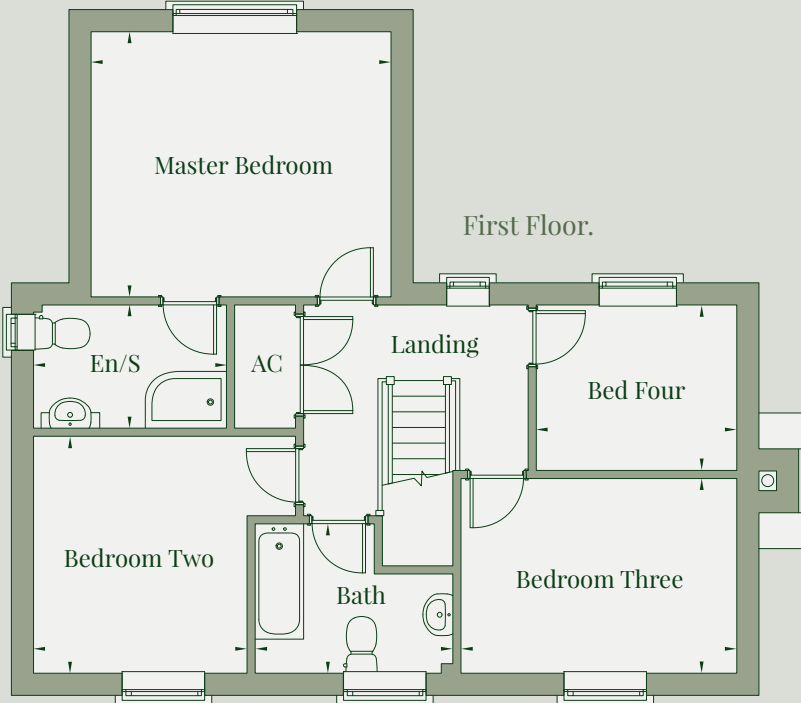


Computer generated image shows Plots One and Two from right-to-left.

Beautifully proportioned four bedroom homes.

Ground Floor.			First Floor.		
Living Room	5350mm x 4050mm	17'7" x 13'3"	Master Bedroom	4350mm x 3850mm	14'3" x 12'8"
Kitchen	4350mm x 3850mm	14'3" x 12'8"	En-Suite	2900mm x 1800mm	9'6" x 5'11"
Breakfast Room	4300mm x 2850mm	14'1" x 9'4"	Bedroom Two	3400mm x 3150mm	11'2" x 10'4"
Dining Room	3850mm x 3350mm	12'8" x 11'0"	Bedroom Three	4050mm x 2750mm	13'3" x 9'0"
Cloakroom	1850mm x 1000mm	6'1" x 3'3"	Bedroom Four	2850mm x 2450mm	9'4" x 9'4"
Utility Room	2700mm x 1850mm	8'10" x 6'1"	Bathroom	2850mm x 2100mm	9'4" x 6'11"

Gross internal floor area : 160 sqm (1722 sqft)



► Indicates where approximate measurements are taken from.

B Boiler **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window

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Plots Three & Four



Computer generated image shows Plots Three and Four from right-to-left.

Attractive three bedroom family homes.

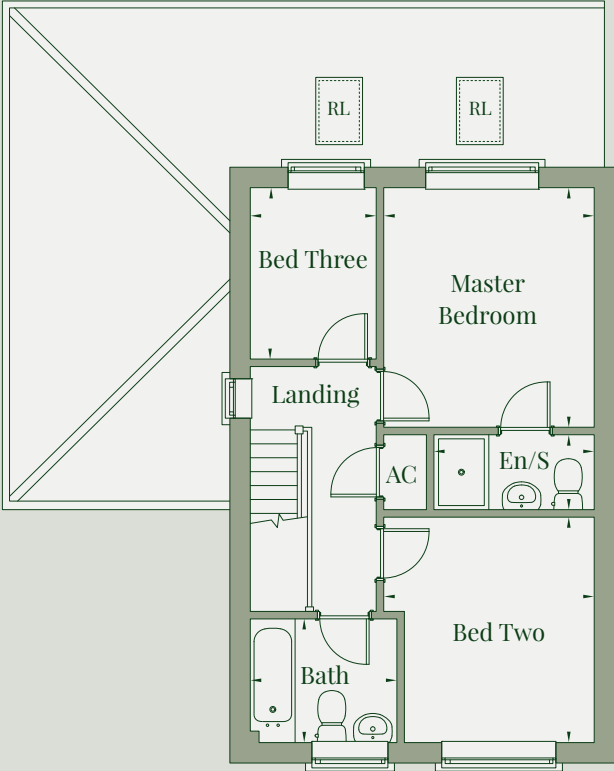
Ground Floor.

Kitchen / Living	10850mm x 5225mm	35'7" x 17'2"
Cloakroom	1850mm x 950mm	6'1" x 3'1"

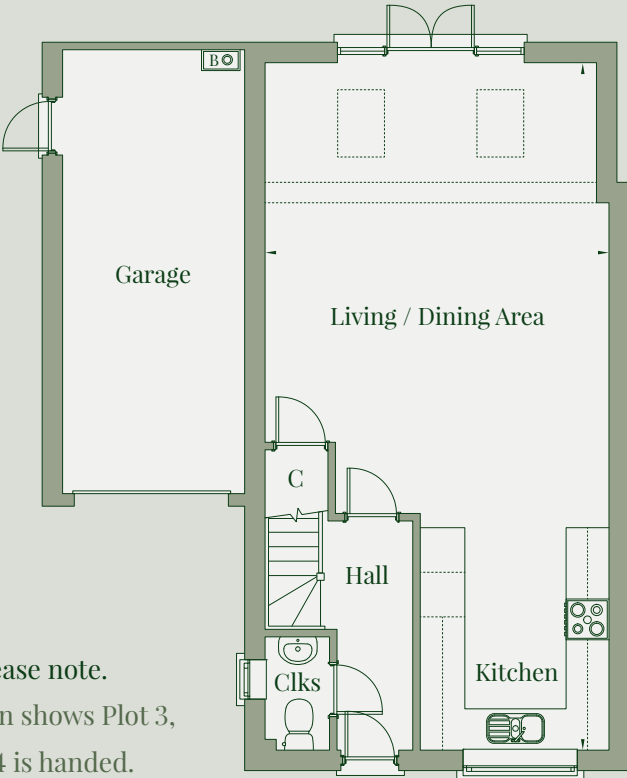
First Floor.

Master Bedroom	3750mm x 2950mm	12'4" x 9'8"
En-Suite	2450mm x 1180mm	8'0" x 3'10"
Bedroom Two	3320mm x 2950mm	10'11" x 9'8"
Bedroom Three	2600mm x 2050mm	8'6" x 6'9"
Bathroom	2350mm x 1850mm	7'9" x 6'1"

Gross internal floor area : 106.8 sqm (1150 sqft)



First Floor.



Ground Floor.

Please note.
Floorplan shows Plot 3,
Plot 4 is handed.

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B Boiler **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window

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Plot Five



An impressive double-fronted four bedroom home.

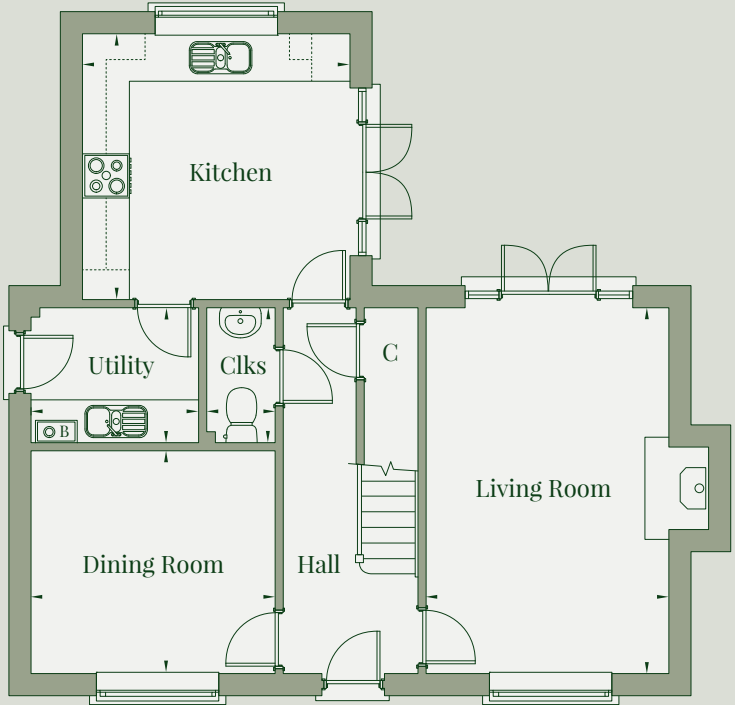
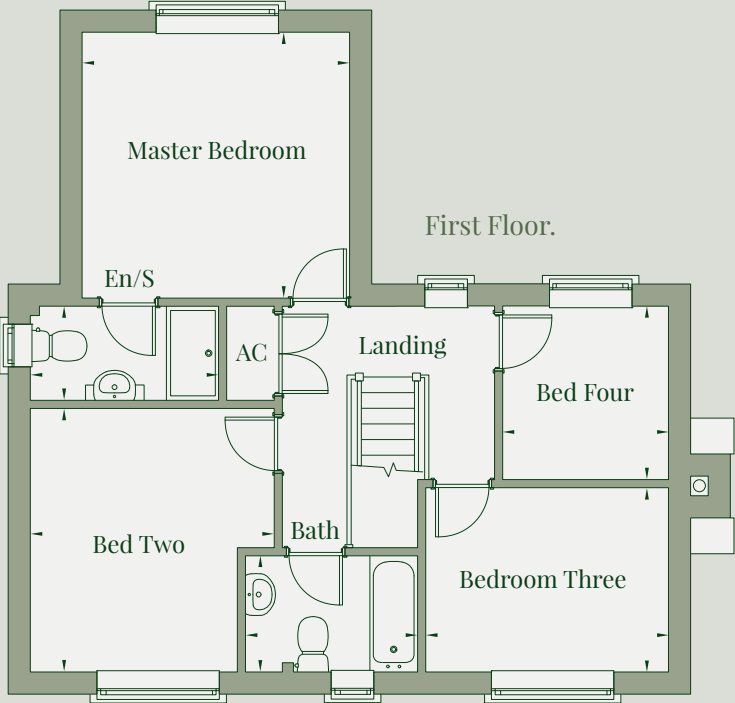
Ground Floor.

Living Room	5350mm x 3550mm	17'7" x 11'8"
Kitchen	3950mm x 3850mm	13'0" x 12'8"
Dining Room	3550mm x 3400mm	11'8" x 11'2"
Cloakroom	1800mm x 1000mm	5'11" x 3'3"
Utility Room	2400mm x 1800mm	7'10" x 5'11"

First Floor.

Master Bedroom	3950mm x 3850mm	13'0" x 12'8"
En-Suite	2750mm x 1380mm	9'0" x 4'6"
Bedroom Two	3820mm x 3550mm	12'6" x 11'8"
Bedroom Three	3550mm x 2700mm	11'8" x 8'10"
Bedroom Four	2500mm x 2400mm	8'2" x 7'10"
Bathroom	2500mm x 1650mm	8'2" x 5'5"

Gross internal floor area : 133 sqm (1436 sqft)



Ground Floor.

Indicates where approximate measurements are taken from.

B Boiler C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window

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Plots Six & Seven



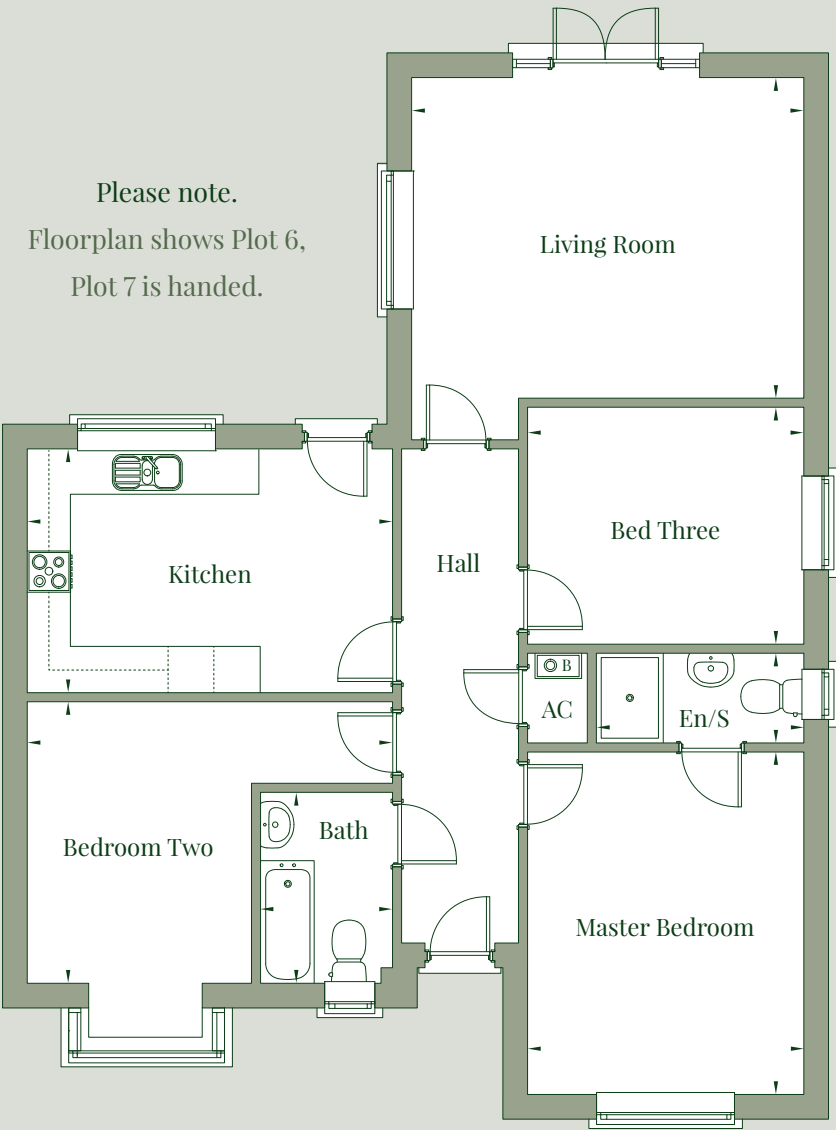
Computer generated image shows Plots Six and Seven from right-to-left.

Stunning three bedroom detached bungalows.

Measurements

Kitchen	4725mm x 3150mm	15'6" x 10'4"
Living Room	5000mm x 4150mm	16'5" x 13'7"
Master Bedroom	4420mm x 3550mm	14'6" x 11'8"
En-Suite	2650mm x 1180mm	8'8" x 3'10"
Bedroom Two	3550mm x 3050mm	11'8" x 10'0"
Bedroom Three	3650mm x 2900mm	12'0" x 9'6"
Bathroom	2500mm x 1675mm	8'2" x 5'6"

Gross internal floor area : 100.5 sqm (1082 sqft)



► Indicates where approximate measurements are taken from.

B Boiler **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window

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Plot Eight

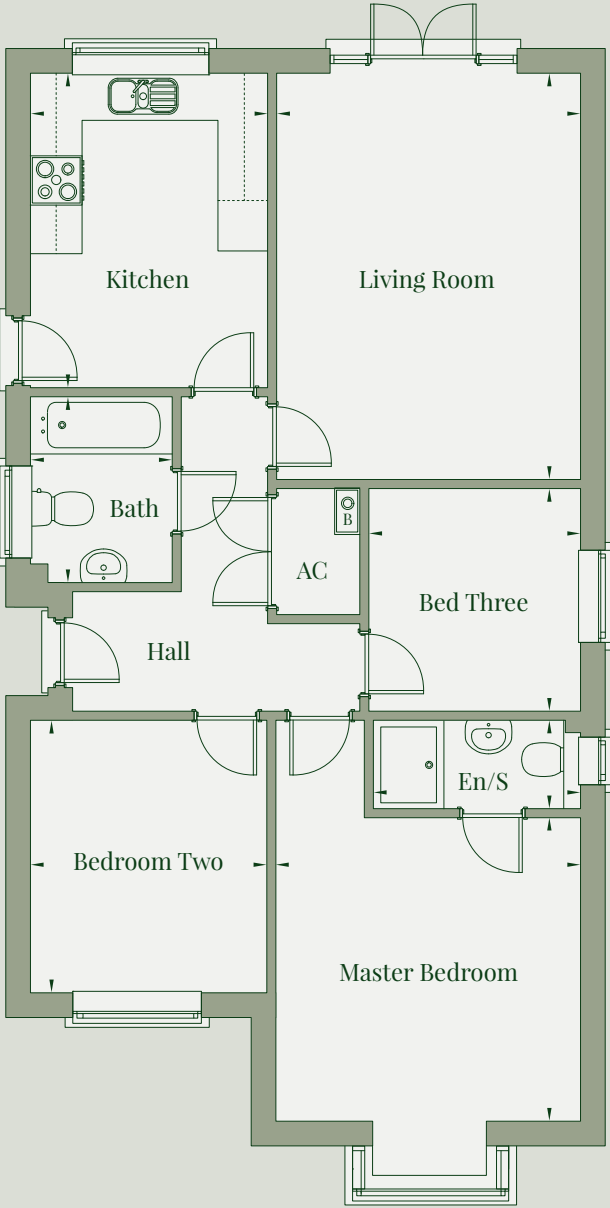


A thoughtfully-designed three bedroom bungalow.

Measurements

Living Room	5250mm x 3950mm	17'3" x 13'0"
Kitchen	4050mm x 3050mm	13'3" x 10'0"
Master Bedroom	3970mm x 3950mm	13'0" x 13'0"
En-Suite	2750mm x 1180mm	9'0" x 3'10"
Bedroom Two	3600mm x 3050mm	11'10" x 10'0"
Bedroom Three	2800mm x 2750mm	9'2" x 9'0"
Bathroom	2326mm x 1800mm	7'8" x 5'11"

Gross internal floor area : 93.8 sqm (1005 sqft)



► Indicates where approximate measurements are taken from.

B Boiler **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window

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Plots Nine & Ten

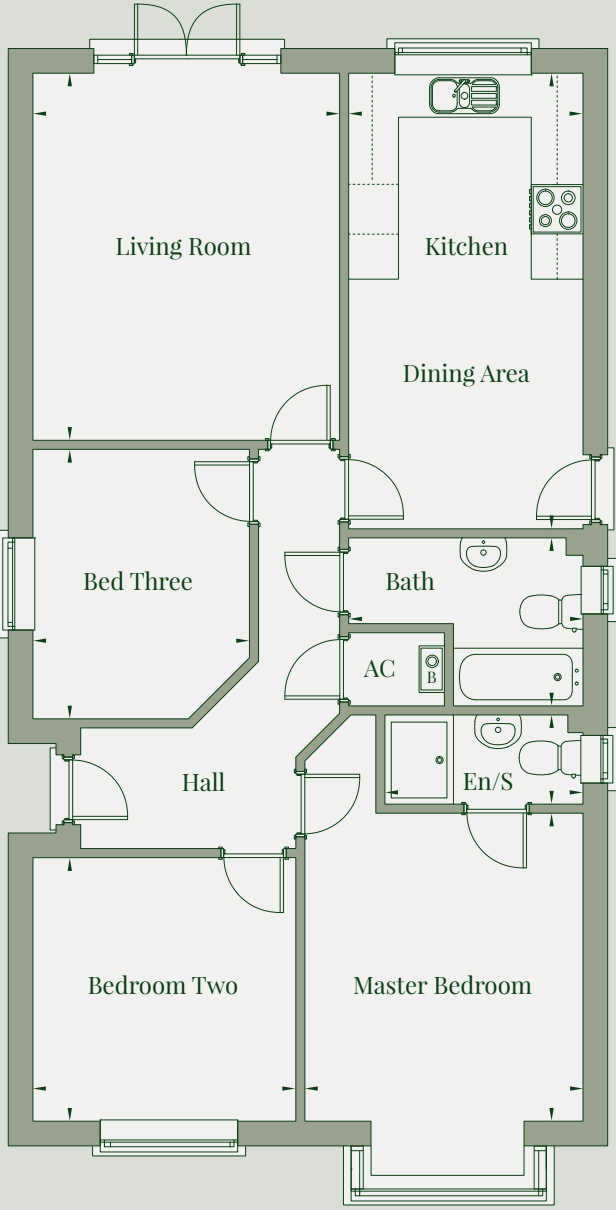


Well-planned three bedroom detached bungalows.

Measurements

Living Room	4800mm x 4000mm	15'9" x 13'1"
Kitchen	5950mm x 3000mm	19'4" x 9'10"
Master Bedroom	3720mm x 3650mm	12'2" x 12'0"
En-Suite	2550mm x 1180mm	8'4" x 3'10"
Bedroom Two	3350mm x 3200mm	11'0" x 10'6"
Bedroom Three	3476mm x 2750mm	11'5" x 9'0"
Bathroom	3000mm x 2150mm	9'10" x 7'1"

Gross internal floor area : 94.7 sqm (1019 sqft)



Please note.
Floorplan shows Plot 9,
Plot 10 is handed.

► Indicates where approximate measurements are taken from.

B Boiler **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window

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Take a closer look at the specification.

Renowned for building properties of remarkable quality, carefully-selected specifications and attention to detail are intrinsic in the appeal of our new homes – this, alongside all the benefits of modern energy-efficiency, allows us to produce exceptional new homes that you and your family can enjoy for many years to come.



Vaughan & Blyth – Quality Homes Naturally.

In fifty years we have established an enviable reputation for high standards of design, traditional construction and exceptional attention to detail.

Vaughan & Blyth (Construction) Ltd.

Estuary House, Whitehall Road, Colchester, Essex CO2 8HA

For further information please call **01206 791660** or visit **vbhomes.co.uk**

Please note. Specifications listed correct and as intended at time of print. All internal images used are from previous Vaughan & Blyth developments and are for indicative purposes only. * Help to Buy is subject to qualifying status and specific terms and conditions apply. Please ask for exact details – or visit www.help2obuy.gov.uk.
Deposit price shown to show how the Help to Buy incentive could help when purchasing a new home at this development.

Kitchens

Stylish fitted kitchens with quality painted 'shaker style' doors. Duropal post-formed worktops with matching upstands and 'coloured glass' splashbacks to hob area.

Neff appliances throughout to include one and a half ovens, induction hob with stainless steel extractor, fully integrated dishwasher, washing machine, fridge and freezer.

Utility Rooms (Plots 1, 2 & 5 only)

As kitchen but with 'space only' for washing machine and tumble dryer.

Bathrooms and en-suites

All bathrooms and En-Suites are fitted with high quality Roca sanitaryware with chrome Bristan taps. Both rooms are half-tiled with full height tiling to shower cubicles. Classy shower enclosures are fitted with Aqualisa control valves giving a contemporary yet traditional feel. Chrome towel rails complete the look.

Decoration and finishes

Suffolk style feature oak internal doors are paired with chrome contemporary handles. A modern clean look is achieved with white painted architraves, door surrounds and skirting boards. White painted 'flat' ceilings and White Mist walls complete the modern interior. Stairs to include oak handrail with white polished finish.

Electrics

BT fibre optic broadband will be connected to each property.

Recessed LED down-lighters feature in kitchens, bathrooms and En-Suites with additional under pelmet lights in kitchens. Elsewhere pendant lights with low energy lamps are fitted.

A generous amount of double power sockets are installed throughout the homes with TV points to living rooms and all bedrooms. The TV cabling is coiled in the loft which also has a light and power point for client's own TV aerial/satellite dish.

Smoke detectors are fitted to hallways and landings with carbon monoxide detectors fitted to living rooms with multifuel stoves. Kitchens have dual smoke and heat detectors. All access/egress doors have switchable/automatic external lights for client's convenience.

Plumbing and heating

Gas fired central heating is provided by Baxi Boilers via a pressurised heating and hot water system. (Boilers have a 7 year warranty). Calor gas will be stored on site via two large underground tanks located in the communal front greensward. These are monitored and refilled automatically by Calor. Each property has its own dedicated metered supply.

The bungalows heating is provided by standard radiators to all rooms and chrome towel rails to the bathrooms.

The houses (Plots 1-5) have underfloor heating controlled by individual room thermostats.

Plots 1, 2 & 5 also have the additional benefit of a feature log burner/multifuel stove with stone surround.

External finishes

A range of external materials and finishes give 'Firmin Gardens' a traditional appearance. A selection of multi-stock facing bricks from Weinberger are matched with either Marley Eternit 'Mendip' pantiles or Marley Eternit 'Acme' plain tiles. Garage roofs add to the look with Marley Eternit 'Birkdale Slates'. Other finishes include coloured render by Monocouche/K-rend or coloured boarding by Hardiplank. Windows, soffits, fascias etc are all white UPVC for ease of future maintenance.

Garages

All plots come with the 'extra length' garage with remote control door accessed via a sectional up and over door. Power and lighting is also provide for client's convenience. All garages benefit from a UPVC personnel side entrance.

Gardens and outside

Each plot has generous patios/paths constructed using 'Natural Sandstone' from Global Stone. Rear gardens will be turfed for customer convenience. Certain areas will have hedges as part of the agreed landscaping schedule. All plots have securely fenced rear gardens and a bespoke side entrance gate.

Warranty

Each new home at Firmin Gardens benefits from a 10 year NHBC warranty. Specific items within the properties have individual manufacturers warranties. Please refer to the manuals provided upon completion for further details.



Thorrington is somewhere you can have the tranquillity of village living and be surrounded by beautiful countryside, whilst enjoying the benefits of being effectively linked for travel.



Thorrington

Located within a comprehensive network of convenient travel routes, Firmin Gardens is the perfect base from which to enjoy everything from charming village pubs and breathtaking country views – through to sunny beaches, riverside walks and all the opportunities this sought-after area has to offer.

The peaceful village of Thorrington has occupied the crossroads of the routes between Brightlingsea, Clacton, Colchester and the surrounding farm and fishing communities for centuries, and is home to the medieval Church of St Mary Magdalen and attractive Grade 2 listed Tide Mill constructed in 1831.

Within the village, you'll find a convenient post office and local store for everyday needs, a locally-loved recreation ground with modern play areas for children, and the highly-regarded Red Lion public house which serves great traditional pub food and a fine selection of ales in friendly surroundings.



Brightlingsea Five Miles

Just over two miles away, the thriving waterside town of Brightlingsea is home to a broad selection of shops, pubs and activities that more than meet your everyday needs.

The major East-of-England Co-op supermarket provides a wide range of groceries and household goods, while the town centre features a pharmacy, doctor's surgery, optician, bakery, health food shop, numerous cafes, community facilities and further convenience stores.

Brightlingsea's waterfront is a hub of activity, with its boating lake, beautifully-maintained outdoor Lido for swimming in the warmer months and walks along the promenade past picture-postcard huts to the beach area, new promenade cafe and characterful landmark Bateman's Tower. You can extend your stroll along the riverside into the stunning Brightlingsea Marsh Nature Reserve or relax in one of the town's heritage pubs such as The King's Head and The Freemason's Arms, or perhaps the chic No.1 Harbour Square bar in the modern harbourside development.

Six Miles Colchester

For a larger selection of retail opportunities, entertainment and eating out, Colchester's bustling town centre is just seven miles away.

Home to all your favourite high street brands as well as an exciting selection of independent boutiques, chic salons, market stalls, pubs and wine bars as well as the stunning upmarket Fenwick department store that takes pride of place on the High Street. After a day exploring the shops, galleries, museums and Roman remains, you'll be spoilt for choice by the town's many eateries – with options ranging from well-known franchises to stylish modern diners, family bistros serving cuisine from around the globe and fine dining in buildings dating back to the Civil War.



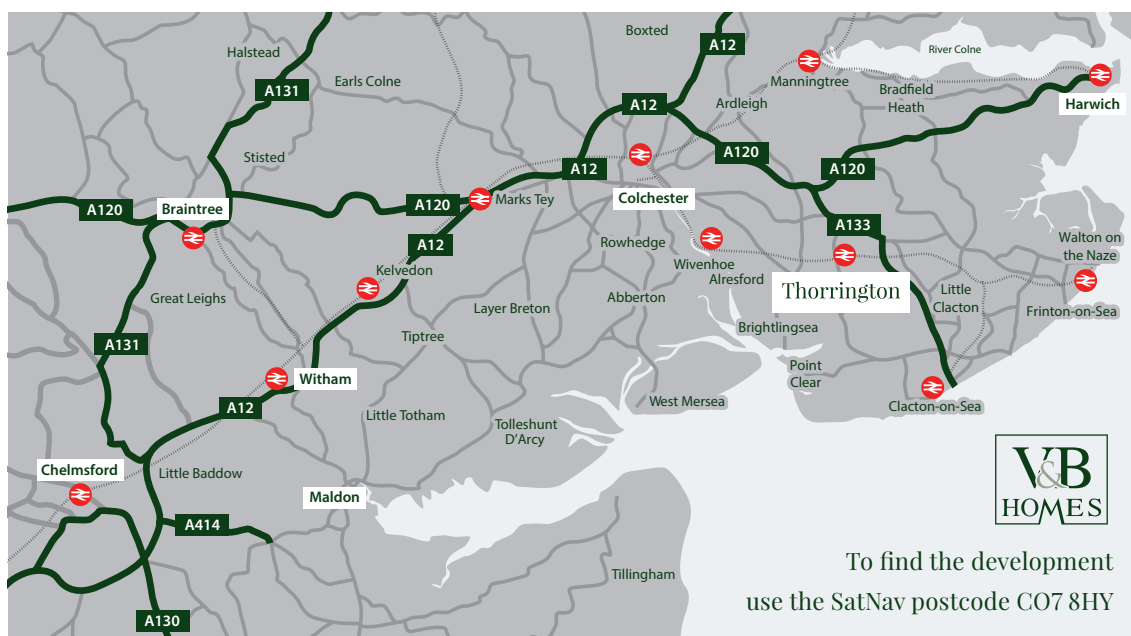
Further afield

The most beautiful parts of the north Essex coastline are within easy reach, and lovers of the outdoors will find a huge amount to enjoy in the surrounding area.

From sailing at Wivenhoe, Brightlingsea and Walton, golf courses in Colchester, St. Osyth, Frinton and Clacton through to the numerous coastal paths, bridleways and country lanes – people who love to walk, cycle, ride or sail will find everything they need, accompanied by inspiring views and invigorating fresh air, throughout the Tendring Peninsula.



Firmin Gardens, Station Road, Thorrington, Essex



Whether travelling for work or leisure, the local roads on your doorstep offer fast, convenient connections to all major destinations in the area, where an abundance of amenities, opportunities and distractions are within easy reach. And with the A120 and A12 also nearby, the door is always open to explore the delights of the whole Essex and Suffolk region.

Nearby amenities.

Great Bentley Primary School	1.7 Miles
Alresford Primary School	2 Miles
East-of-England Supermarket Brightlingsea	2.2 Miles
Colne Community School and College	2.5 Miles
Bentley Country Park (Leisure Club)	3 Miles
Brightlingsea High Street Shops	3 Miles

Surrounding area.

Great Bentley (Train Station)	1.7 Miles
Alresford (Train Station)	2.2 Miles
Wivenhoe (Train Station)	4.5 Miles
Colchester	6 Miles
Clacton-on-Sea	7 Miles
Ipswich	18 Miles



01206 563222

For information and current availability please
phone us or visit **nicholaspercival.co.uk**

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