


RISBY

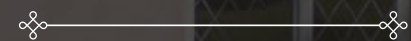


SUFFOLK



MY FAVOURITE THING ABOUT SUFFOLK,
IS IT THE PEOPLE, THE PLACES, THE SKY?
WITH ITS FACE TO THE SEA.
ITS FIFTY MILES OF COASTLINE...
SUFFOLK PINK COTTAGES STANDING APART...
NEWMARKET RACE COURSE AND GALLOPING HOOVES,
PRETTY, QUAIN T DALHAM WITH ALL ITS THATCHED ROOFS.
GAINSBOROUGH AND CONSTABLE AND PINTS OF REAL ALE!

Extracts from a poem by Jill Harrison





Computer Generated Image of Lady Fisher's Field

QUINTESSENTIAL COUNTRY LIVING

Located close to Risby's Norman church and pretty green, this luxurious collection of 3,4 and 5 bedroom homes is set in the heart of the village. Traditional in design, the 14 houses gently reflect the rural nature of the parish, while contemporary interiors are packed with stylish ideas. Just 5 miles from Bury St Edmunds and a 30-minute drive from Cambridge – Lady Fisher's Field combines a lovely village setting with proximity to the city.





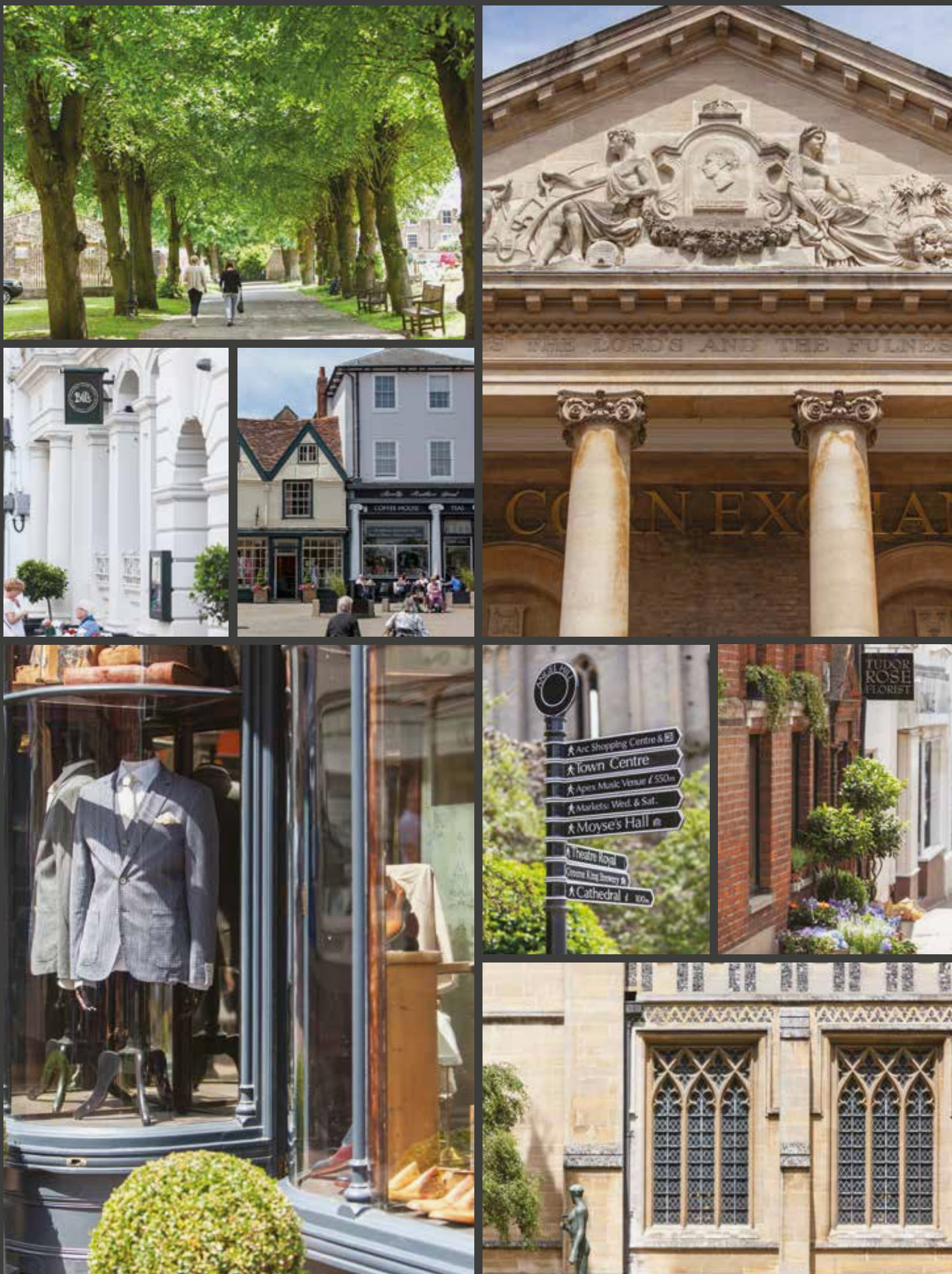
RISBY

IDYLLIC RURAL LOCATION

Steeped in history, decorated with pretty cottages and a charming duck pond, Risby epitomises the loveliness of Suffolk villages. With its own cricket pitch, a popular village hall and convivial local pubs, Risby embraces the best of community spirit.

Close to Bury St Edmunds, the village enjoys easy access to a wide range of shops and activities, plus is well served for schools - with two pre-schools and two primary schools. Nearby, independent schools include Barnadiston Hall, Moreton Hall preparatory and Culford School.





BURY ST EDMUNDS

HISTORY | GARDENS | CAFÉ LIFE

Only 5 miles from Risby, the market town of Bury St Edmunds offers plenty of diversions and a rich feudal history.

Filled with handsome architecture, visitors can enjoy a range of attractions from St Edmundsbury Cathedral to the flower-filled Abbey Gardens.

With medieval history set alongside charming shops and cafes – Bury is perfect for dipping into or spending the day.





CAMBRIDGE

SPIRES | CULTURE | VIBRANCY

Beautiful Cambridge is just a 30-minute drive away; set on the River Cam, it is home to the University of Cambridge, one of the most prestigious universities in the world.

Take time to explore the quaint passages that run off from the central market place or to wander through the Botanic Gardens. Interested in art and antiquities? Then make your way to the Fitzwilliam Museum, Kettles Yard and the Ruskin Gallery.

The city enjoys a good mix of shops, restaurants and bars – or you can just relax and go punting along the river.





S U F F O L K

Situated in the heart of East Anglia and bordered by 50 miles of glorious coastline, Suffolk is filled with natural beauty. Alongside charming villages and medieval towns, the area enjoys numerous excellent restaurants and is a top spot for foodies. With many attractions all over the county, Suffolk is perfect for doing as much, or as little, as you like.



THE HOMES

With a tree lined avenue leading to the properties and architecture inspired by Risby's period houses, Lady Fisher's Field reflects its rural surroundings. Encompassing traditional styles and local materials, the homes are an appealing mix of brick, render, weatherboard, generous barge boards and deep timber fascias. With highlights of flint and steeply pitched, clay pantile roofs, (we never use concrete tiles) the houses enrich this quintessential corner of Suffolk. Outside, echoes of the village are captured via abundant, green spaces, specimen trees and swathes of spring bulbs during the early months.





GENEROUS | ATTRACTIVE | LANDSCAPED

With each house set back behind a paved driveway, the homes are generously proportioned and include a single or double garage. At the rear, gardens and sandstone terraces are reached via bi-fold or French doors from the kitchen.





Previous Fleur Projects



WELL DESIGNED | SPACIOUS | LIGHT

Beautifully crafted throughout, the homes are built to maximise light and space. All the properties enjoy generous glazing, while in the barn style houses, double height windows feature. With hallways leading to sizeable living rooms and large kitchen/dining rooms – the layout is ideal for the rough and tumble of family life.



OPEN | CONTEMPORARY | ELEGANT

Cool, contemporary interiors embrace luxury and open plan living wherever possible. Highlights encompass beautiful oak flooring, an impressive Masterclass kitchen and a fireplace ready for a wood burning stove. Upstairs, bathrooms include stylish Duravit sanitaryware, while many master bedrooms enjoy a walk-in dressing room too. The look is completed with heritage paint colour 'Skimming Stone' on the walls and ceilings.



Previous Fleur Projects



PLOT ONE

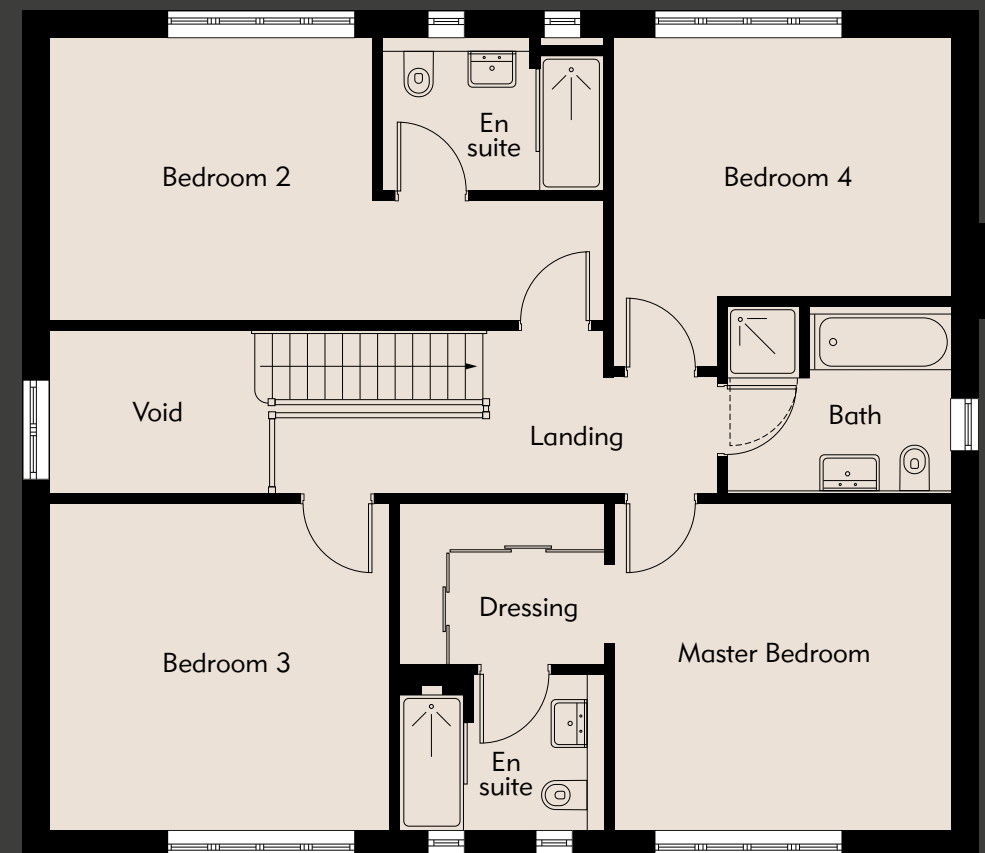
A 4 BEDROOM DETACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor

Kitchen	5.52m x 4.06m
Dining Room	4.50m x 4.06m
Utility	3.06m x 2.39m
Study/Snug	4.04m x 3.54m
Sitting Room	5.70m x 5.61m

First Floor

Master Bedroom	4.20m x 4.06m
Bedroom 2	4.04m x 3.54m
Bedroom 3	4.23m x 4.06m
Bedroom 4	4.19m x 3.23m



First Floor



Ground Floor



PLOT
TWO

A 4 BEDROOM ATTACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor

Kitchen/Dining Room	6.87m x 4.83m
Sitting Room	6.87m x 4.83m
Study/Snug	3.43m x 3.07m
Utility	2.88m x 2.59m

First Floor

Master Bedroom	4.84m x 4.62m
Bedroom 2	4.00m x 3.30m
Bedroom 3	4.10m x 3.83m
Bedroom 4	3.13m x 2.84m





PLOT THREE

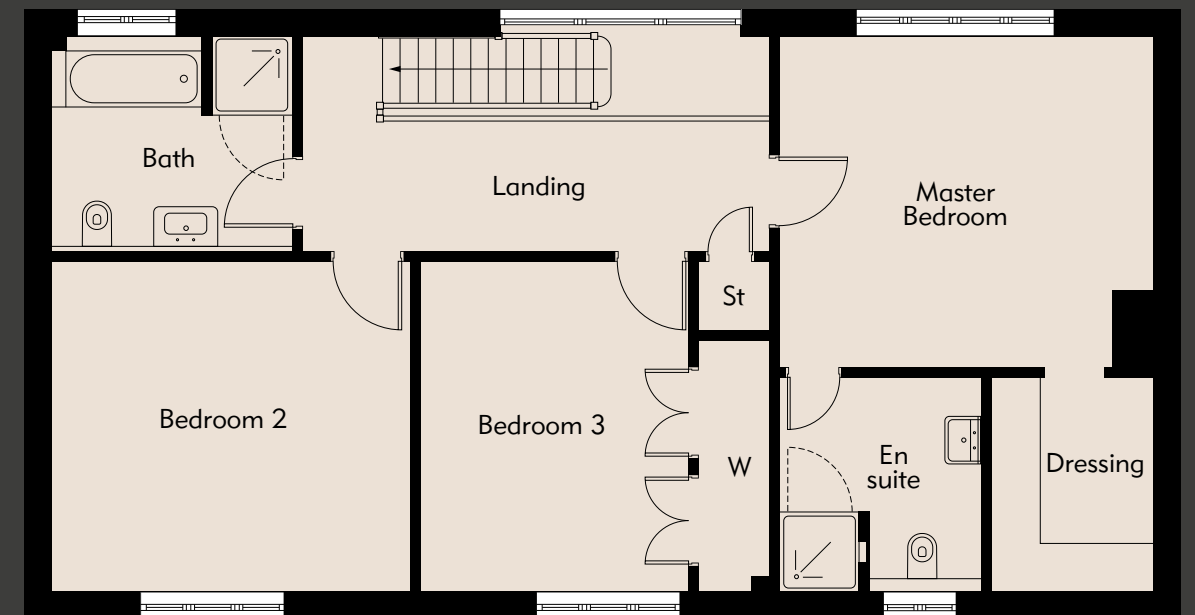
A 3 BEDROOM ATTACHED HOUSE,
WITH SINGLE GARAGE AND CAR PORT

Ground Floor

Kitchen/Dining Room	6.98m x 5.02m
Utility	3.71m x 2.67m
Study/Snug	4.53m x 3.82m
Sitting Room	6.98m x 4.69m

First Floor

Master Bedroom	4.70m x 4.18m
Bedroom 2	4.50m x 4.14m
Bedroom 3	4.14m x 3.36m



First Floor



Ground Floor



PLOT FOUR

A 4-5 BEDROOM ATTACHED HOUSE,
WITH SINGLE GARAGE AND CAR PORT

Ground Floor

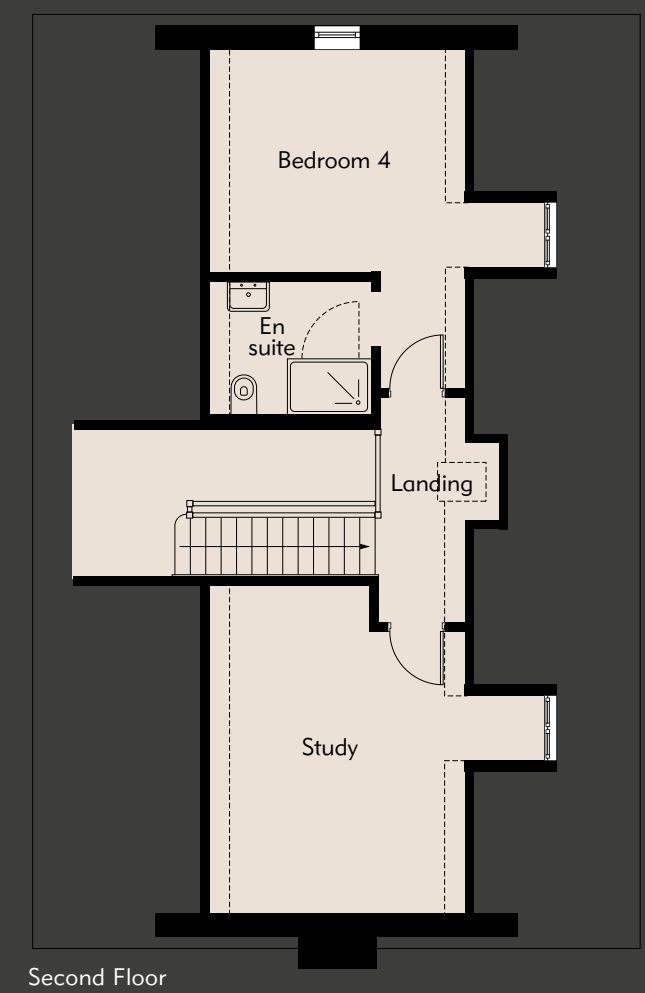
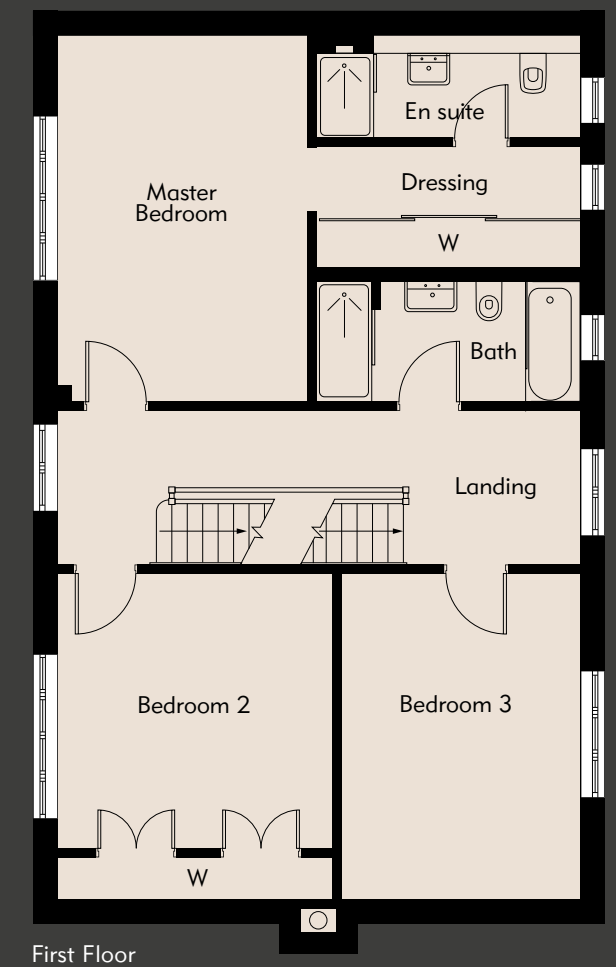
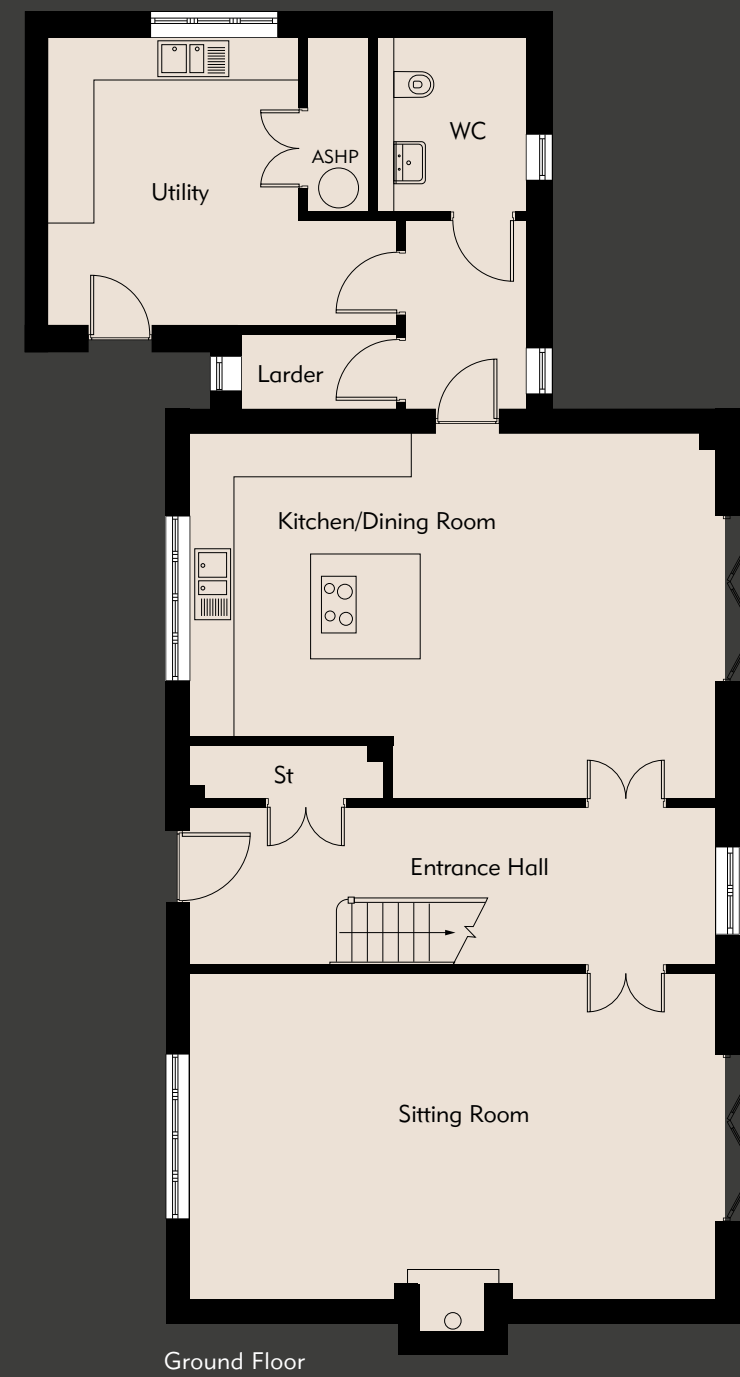
Kitchen/Dining Room	7.44m x 5.15m
Utility	4.08m x 3.54m
Sitting Room	7.44m x 4.62m

First Floor

Master Bedroom	5.21m x 3.56m
Bedroom 2	3.91m x 3.90m
Bedroom 3	4.63m x 3.38m

Second Floor

Bedroom 4	3.65m x 3.15m
Study	4.62m x 3.65m





PLOT FIVE

A 5 BEDROOM DETACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor

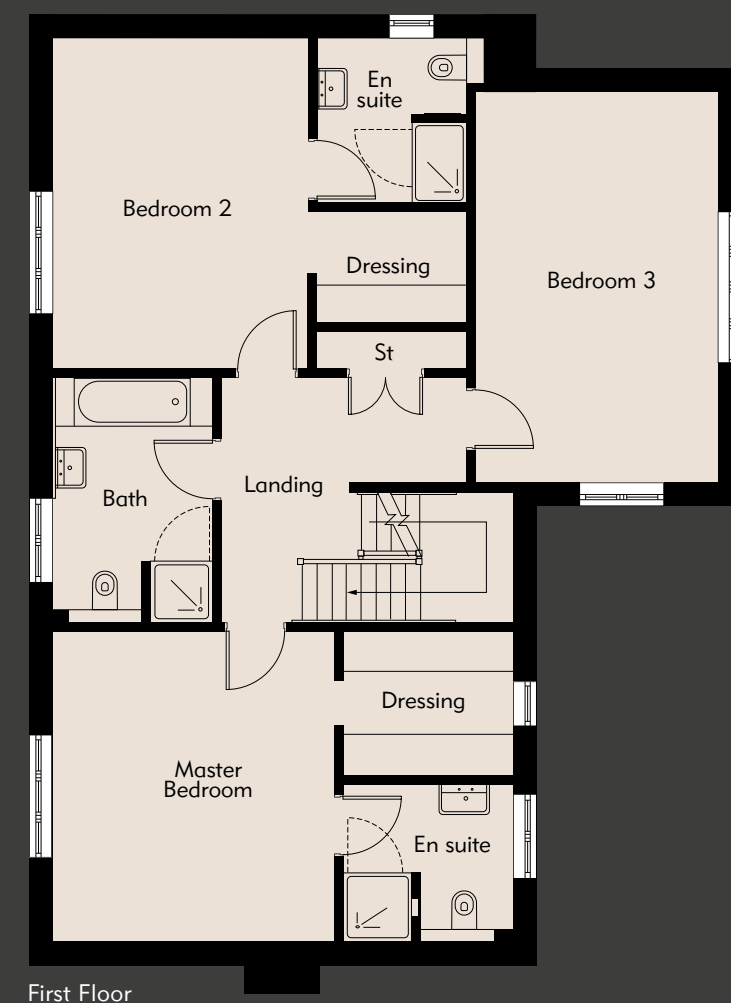
Kitchen/Dining Room	5.75m x 5.20m
Utility	4.45m x 1.60m
Study/Snug	4.44m x 2.94m
Sitting Room	6.76m x 4.54m

First Floor

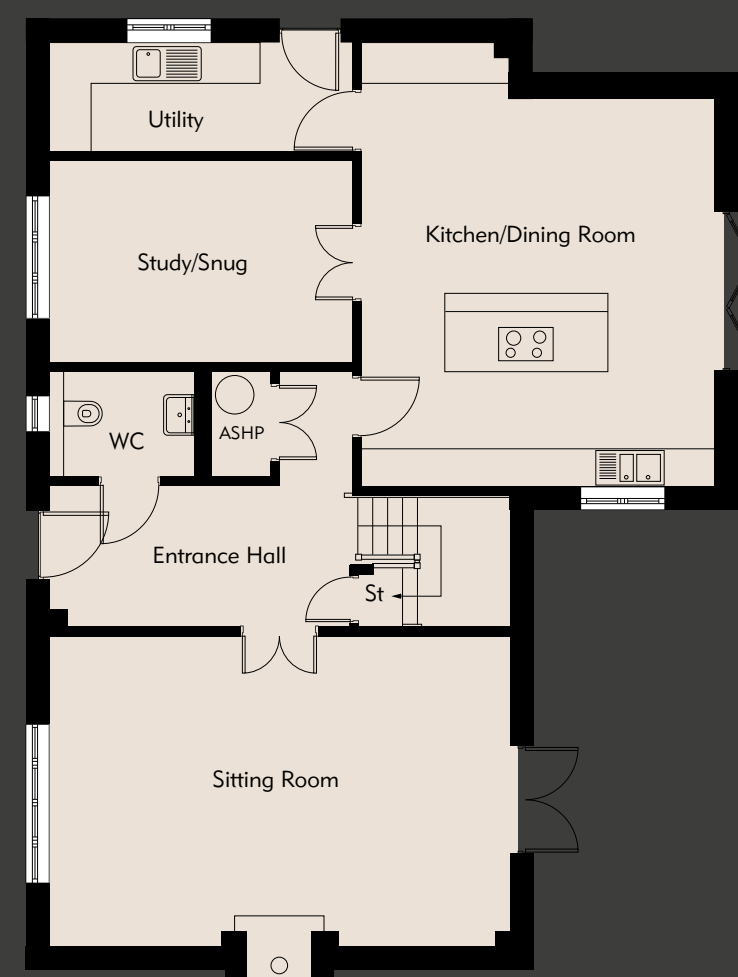
Master Bedroom	4.55m x 4.16m
Bedroom 2	4.86m x 3.69m
Bedroom 3	5.75m x 3.57m

Second Floor

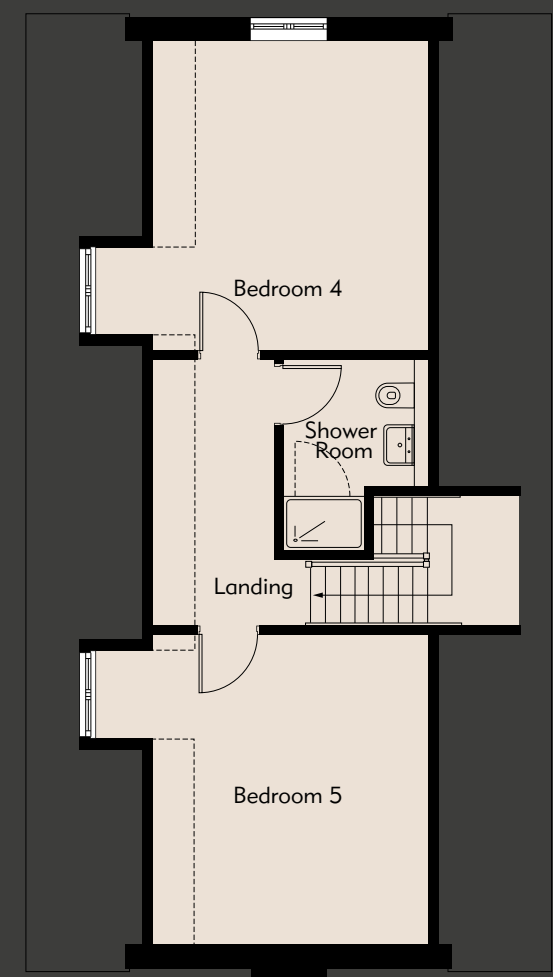
Bedroom 4	4.64m x 4.05m
Bedroom 5	4.58m x 4.05m



First Floor



Ground Floor



Second Floor



PLOT 6

PLOT 7

PLOT
SIX

A 3 BEDROOM ATTACHED HOUSE,
WITH LARGE, SINGLE GARAGE

Ground Floor

Kitchen/Dining Room	6.14m x 4.73m
Utility	2.80m x 2.60m
Study/Snug	4.35m x 3.10m
Sitting Room	5.86m x 3.94m

First Floor

Master Bedroom	4.73m x 4.69m
Bedroom 2	3.68m x 3.43m
Bedroom 3	4.36m x 3.12m





PLOT 6

PLOT 7

PLOT SEVEN

A 3 BEDROOM ATTACHED HOUSE,
WITH LARGE, SINGLE GARAGE

Ground Floor

Kitchen/Dining Room	4.55m x 4.29m
Utility	4.01m x 1.73m
Study/Snug	2.85m x 2.60m
Sitting Room	5.86m x 4.13m

First Floor

Master Bedroom	3.65m x 3.34m
Bedroom 2	4.36m x 3.33m
Bedroom 3	4.33m x 3.21m



First Floor



Ground Floor



PLOT
FOURTEEN

A 3 BEDROOM DETACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor

Kitchen/Dining Room	6.75m x 5.60m
Sitting Room	5.86m x 4.13m
Utility	2.35m x 1.73m
Study/Snug	2.85m x 2.35m

First Floor

Master Bedroom	3.85m x 3.45m
Bedroom 2	4.73m x 3.33m
Bedroom 3	4.58m x 3.23m



First Floor



Ground Floor



PLOT
FIFTEEN

A 3 BEDROOM DETACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor		First Floor	
Kitchen/Dining Room	4.58m x 4.46m	Master Bedroom	3.66m x 3.36m
Sitting Room	5.86m x 4.13m	Bedroom 2	4.73m x 3.34m
Utility	4.01m x 1.73m	Bedroom 3	4.45m x 3.18m
Study/Snug	2.85m x 2.60m		



First Floor



Ground Floor



PLOT
SIXTEEN

A 4 BEDROOM DETACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor

Kitchen/Dining Room	6.49m x 5.52m
Utility	3.72m x 1.86m
Study/Snug	4.72m x 2.72m
Sitting Room	7.09m x 4.84m

First Floor

Master Bedroom	5.52m x 4.13m
Bedroom 2	4.84m x 3.58m
Bedroom 3	3.86m x 3.42m
Bedroom 4	3.36m x 3.09m





PLOT
SEVENTEEN

A 4-5 BEDROOM DETACHED HOUSE,
WITH ATTACHED DOUBLE GARAGE

Ground Floor

Kitchen/Dining Room	7.32m x 5.32m
Utility	3.42m x 2.44m
Snug	3.42m x 3.03m
Sitting Room	6.40m x 5.19m

First floor

Master Bedroom	7.32m x 3.53m
Bedroom 2	4.60m x 4.40m
Bedroom 3	4.70m x 3.42m

Second floor

Bedroom 4	4.38m x 3.13m
Bedroom 5/Study	4.38m x 3.44m



First Floor



Ground Floor



PLOT
EIGHTEEN

A 3 BEDROOM DETACHED HOUSE,
WITH LARGE, SINGLE GARAGE

Ground Floor

Kitchen/Dining Room	6.13m x 4.74m
Utility	2.60m x 2.56m
Study/Snug	4.11m x 3.10m
Sitting Room	5.86m x 4.13m

First Floor

Master Bedroom	5.01m x 4.01m
Bedroom 2	3.65m x 3.36m
Bedroom 3	4.29m x 3.46m





PLOT
NINETEEN

A 4 BEDROOM DETACHED HOUSE,
WITH DOUBLE GARAGE

Ground Floor

Kitchen/Dining Room	6.46m x 5.53m
Utility	3.77m x 1.86m
Study/Snug	4.72m x 2.75m
Sitting Room	7.10m x 4.84m

First Floor

Master Bedroom	5.52m x 4.14m
Bedroom 2	4.84m x 3.60m
Bedroom 3	3.93m x 3.40m
Bedroom 4	3.38m x 3.09m





PLOT
TWENTY

A 3 BEDROOM DETACHED HOUSE,
WITH LARGE, SINGLE GARAGE

Ground Floor

Kitchen/Dining Room	4.57m x 4.46m
Utility	4.01m x 1.73m
Study/Snug	2.85m x 2.80m
Sitting Room	5.86m x 4.11m

First Floor

Master Bedroom	3.65m x 3.41m
Bedroom 2	4.29m x 3.33m
Bedroom 3	4.68m x 3.23m



First Floor



Ground Floor



Previous Fleur Projects

SPECIFICATION



CONSTRUCTION

House exteriors are a combination of flint, brick, render and timber weatherboard. Bricks are Weinerberger 'Cholesley Dark Red Multi'. Includes generous barge boards and deep timber fascias.

Roof tiles are clay Sandtoft Humber Flanders plain tiles or Crestwold natural clay pantiles in slate grey or traditional red.

Lindab galvanised, plain half round gutter and fittings.

KITCHEN AND UTILITY ROOM

Stylish, matt finish contemporary Kitchen units in 'Light Grey.' Fitted with soft close door mechanism and a semi handle-less door.

Quartz Carrera marble-look worktops in the Kitchen. 40mm Durapol worktop with 100mm upstand in the Utility Room.

Splash back above units in Kitchen Johnson's brick tiles in Putty with pale grey grout.

Appliances include a Bosch induction hob, Bosch double ovens in plots 3,6,7,14,15,18 & 20 and 2 Bosch single ovens side-by-side in plots 1,2,4,5,16,17 & 19. An integrated Hotpoint fridge freezer and dishwasher included in every plot.

Vado chrome mixer taps in Kitchen and Utility Room.

Quooker boiling tap in plots 1,2,4,5,16,17 & 19.

Stainless steel undermounted 1.5 bowl sink to Kitchen with grooved drainer in the quartz worktop. Stainless steel, over mounted single bowl sink to Utility Room.

Integrated waste bin with recycling facility.

BATHROOMS

Electric heated towel rails to Bathrooms and En-suites. Electric underfloor heating to Bathrooms and En-suites.

Duravit contemporary style white sanitaryware in Bathrooms and En-suites.

Vado chrome taps and shower heads.

Contemporary 'back to the wall' toilets with soft close seats and chrome flush plate.

Fully tiled shower enclosures with low profile shower trays. Recessed shampoo boxes in Master En-Suite showers.

'Merlyn' glass shower doors or screens.

Johnsons large format concrete style tiles on walls and floors.

LIGHTING AND ELECTRICAL

Down lights to Kitchen, Bathrooms, En-Suite and Living Room.

TV points to Living Room, Study and all Bedrooms.

Pre-wiring for customer's own connection for Sky Plus in Living room and Master Bedroom.

External lighting to front and rear of the house.

Electric up and over garage doors, painted in warm, pale grey.

HEATING AND WATER

Mitsubishi Ecodan Air Source Heat Pump heating. Hot water storage tank and immersion heater.

Zoned under floor heating to the ground floor, with thermostats to each zone. Radiators to the first and second floors.

An open fireplace in the Living Room ready for installation of customer's own wood burning stove.

WINDOWS AND DOORS

Timber, double glazed, spray painted windows and doors.

Fully finished interior oak doors with chrome contemporary handles and hinges.

Fitted wardrobes to Bedrooms where specified on plans.

Fitted 'walk-in-wardrobe' style dressing room to Master Bedrooms and Bedroom 2 in Plot 5.

STAIRCASE

Traditional, custom-made timber staircases with hardwood handrails and painted balustrade and spindles.

FLOOR COVERING

Engineered oak timber floorboards in 'Rustic Grey' to Hallway and Kitchen/Dining Rooms.

Carpets to Living Room, Study, Stairs, Landing and all Bedrooms

Ceramic tiles to Bathroom, En-Suite, WC and Utility Room.

Coir Mat well to front door.

Oak thresholds to doorways where floor coverings change.

DECORATIVE FINISHES

Walls, ceilings, skirtings and architraves in heritage paint colour 'Skimming Stone'. Walls and ceiling in emulsion; skirtings and architraves in satin finish.

Square edge contemporary style skirting and architraves.

Windows and doors to exterior in a warm pale grey. Same colour inside and out.

GARDENS AND BOUNDARIES

Landscape designed gardens and common areas.

Turf to front with planted beds. Rear gardens raked and seeded.

Boundary treatments are a mix of brick wall, brick & flint wall, some with metal railings, vertical timber fencing and hedges.

External tap to each plot.

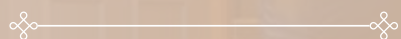
Sahara multi sandstone terracing and paths to each garden.

Bin storage area to each plot.

FLEUR DEVELOPMENTS

LOVINGLY MADE LUXURY

Founded in 2007, Fleur Developments specialise in creating distinctive new homes and exclusive collections in some of Norfolk and Suffolk's most attractive locations. Our approach is to re-visualise traditional architecture for the 21st century and combine it with contemporary and luxurious interiors. To achieve this, we use local resources, established construction methods and skilled craftsmen who can recreate our vision. Fleur homes are a premium product and should endure for generations.



Previous Fleur Projects

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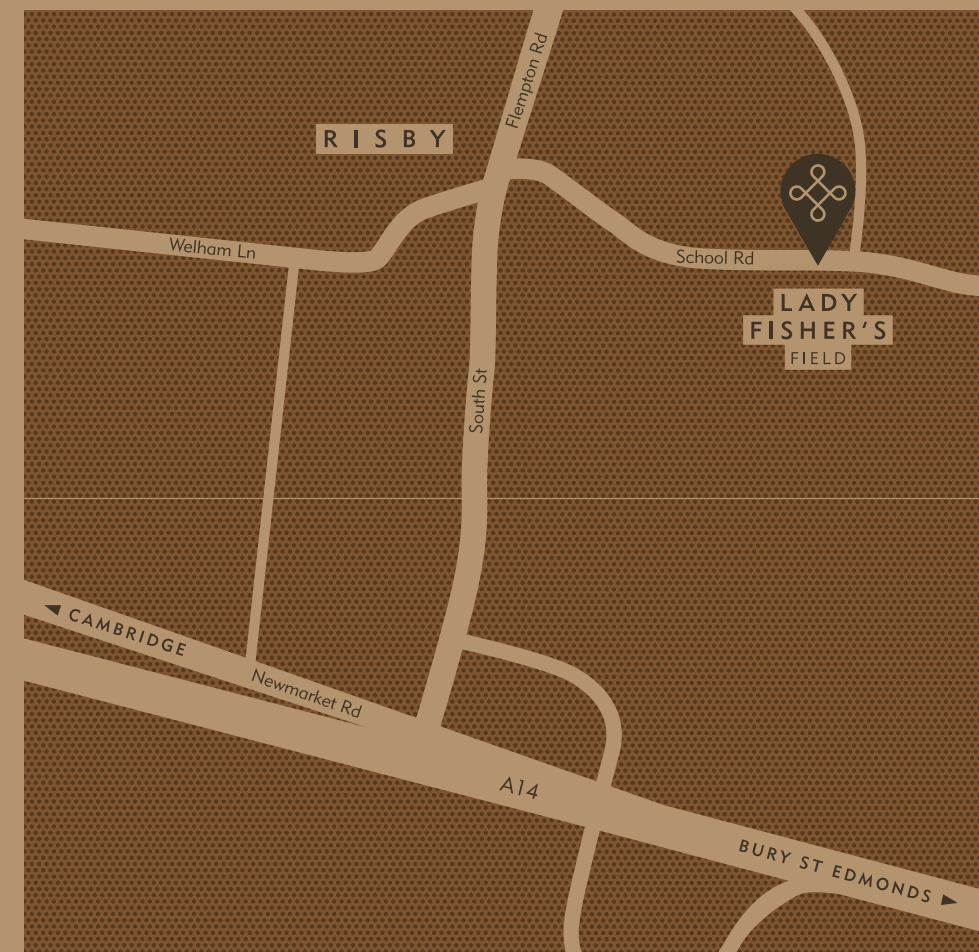
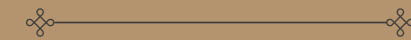


FLEURDEVELOPMENTS.COM

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