



KELVEDON RISE

KELVEDON



MULBERRY

H O M E S

A BEAUTIFUL SELECTION
OF JUST THIRTY FIVE, 2, 3 & 4 BEDROOM
LUXURY HOMES IN THE HEART OF ESSEX



Computer generated image

Development Layout

2 Bedroom Terrace Homes

 **The Crane**
Plots 20 & 32

 **The Wren**
Plot 21

3 Bedroom Detached Homes

 **The Finch**
Plots 5

 **The Robin**
Plots 6, 7, 10 & 19


 **The Lark**
Plots 16, 33, 34 & 35

4 Bedroom Detached Homes

 **The Kingfisher**
Plots 8, 12, 13, 14, 17 & 18

 **The Nightingale**
Plots 9, 11 & 15

Affordable Homes

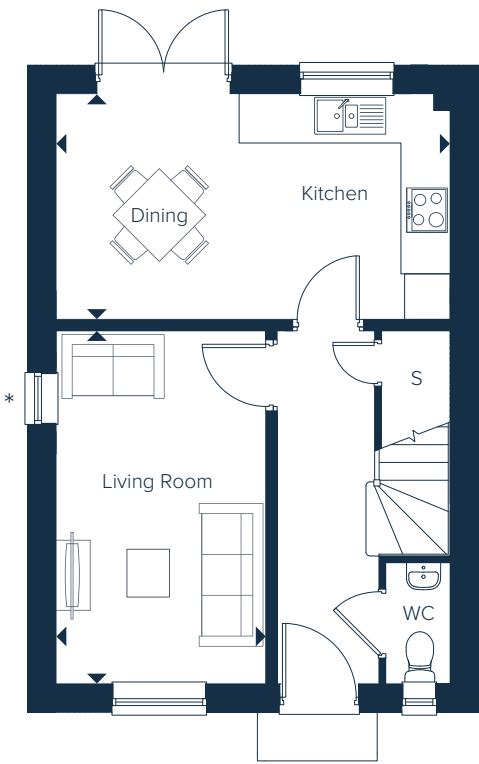
 Plots 1, 2, 3, 4, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31

BC = Bin Collection Point to Plots 12 & 13



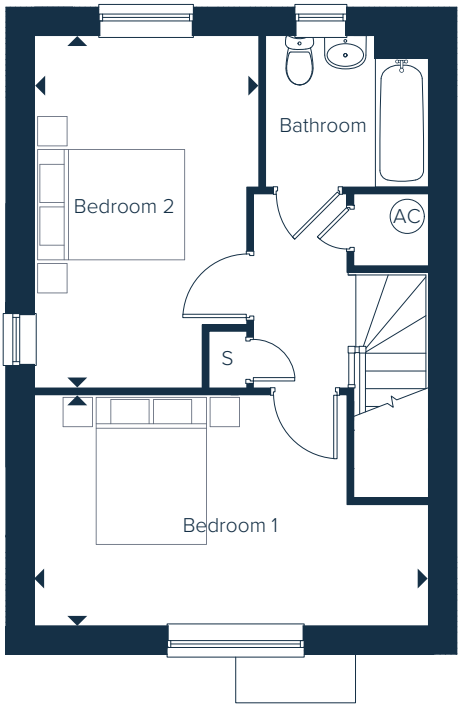
THE
Crane

2 BEDROOM TERRACE HOME
PLOTS 20 & 32



Ground Floor

Kitchen/Dining	5.20m x 2.97m	17'0" x 9'8"
Living room	4.66m x 2.76m	15'3" x 9'0"



First Floor

Bedroom 1	5.20m x 3.05m	17'0" x 10'0"
Bedroom 2	4.65m x 2.96m	15'3" x 9'8"



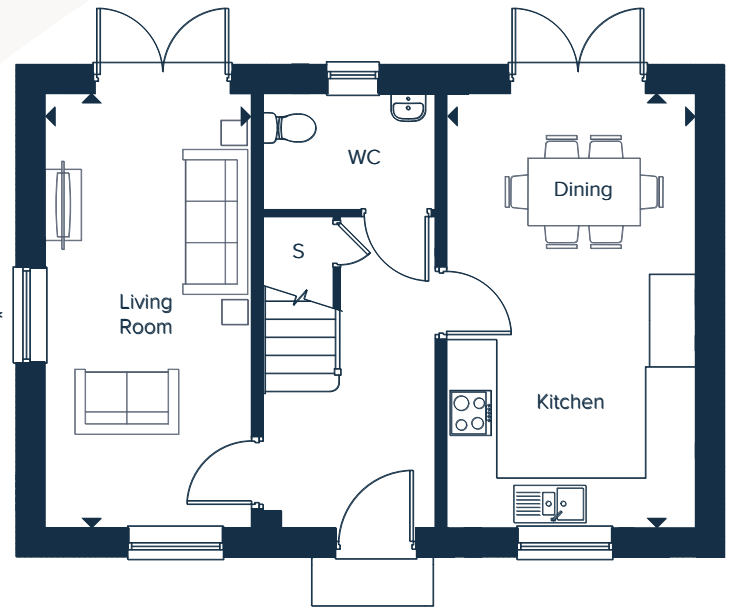
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S = Store. AC= Airing Cupboard.
* Plot 32 does not feature a window

The dimensions shown have a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Please ask your Sales Adviser regarding materials for specific plots and further details. Computer generated image depicts The Crane at Kelvedon Rise, indicative only. All details are correct at time of print, December 2023.

THE
Finch

3 BEDROOM DETACHED HOME
PLOTS 5, 34 & 35

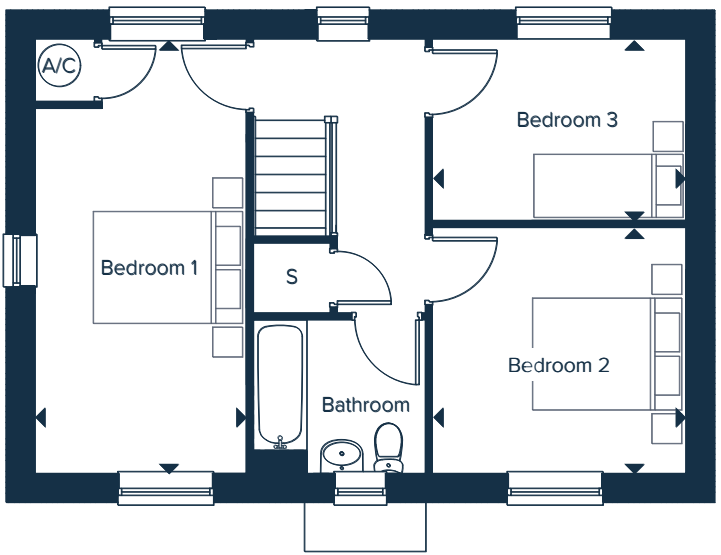


Ground Floor - Plot 5

Kitchen/Dining	6.10m x 3.23m	20'0" x 10'7"
Living room	6.10m x 2.68m	20'0" x 8'9"

Ground Floor - Plots 34 & 35

Kitchen/Dining	5.65m x 3.23m	18'6" x 10'7"
Living room	5.65m x 2.71m	18'6" x 8'10"



First Floor - Plot 5

Bedroom 1	6.10m x 2.75m	20'0" x 9'0"
Bedroom 2	3.30m x 3.05m	10'9" x 10'0"
Bedroom 3	3.30m x 2.96m	10'9" x 9'8"

First Floor - Plots 34 & 35

Bedroom 1	5.65m x 2.75m	18'6" x 9'0"
Bedroom 2	3.30m x 3.20m	10'9" x 10'5"
Bedroom 3	3.30m x 2.36m	10'9" x 7'8"



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* Plots 34 and 35 does not feature a window

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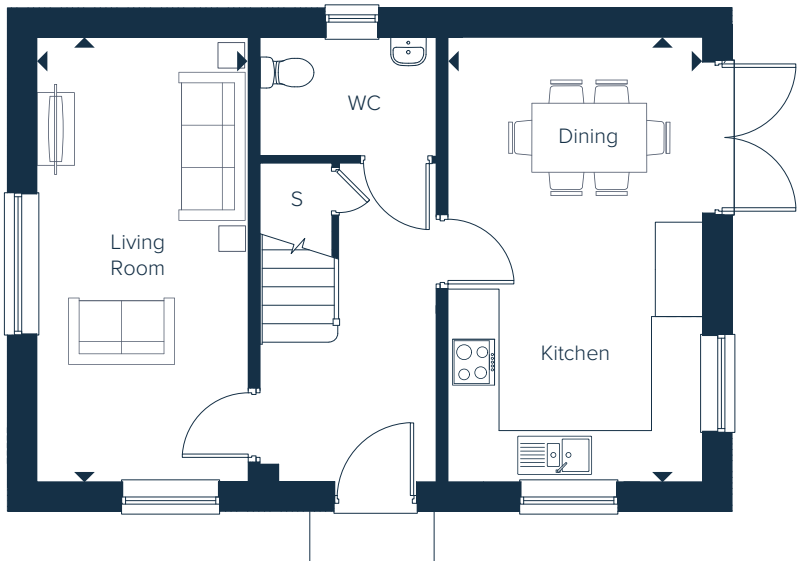
THE Lark

3 BEDROOM DETACHED HOME
PLOTS 16 & 33



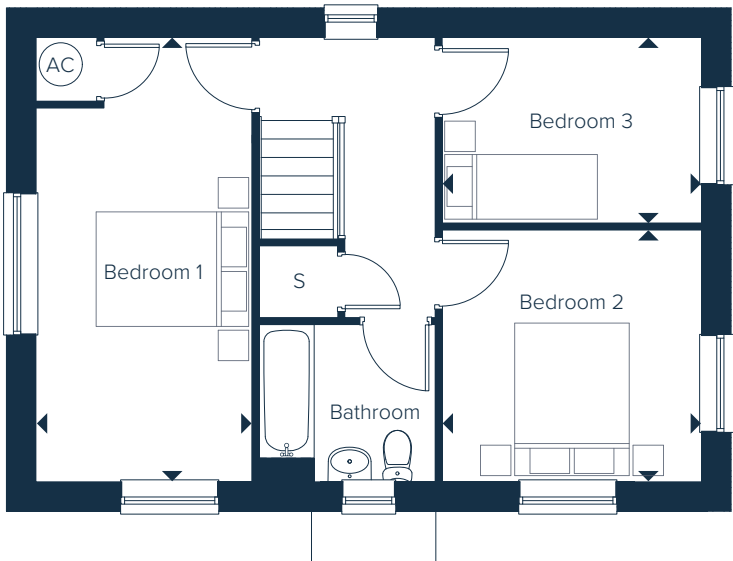
THE Robin

3 BEDROOM DETACHED HOME
PLOTS 6, 7 & 19



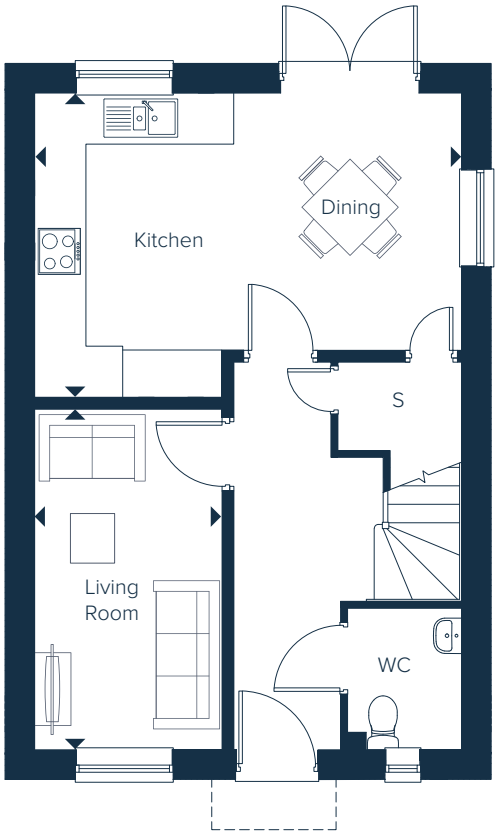
Ground Floor

Kitchen/Dining	5.62m x 3.23m	18'5" x 10'7"
Living room	5.65m x 2.68m	18'6" x 8'9"



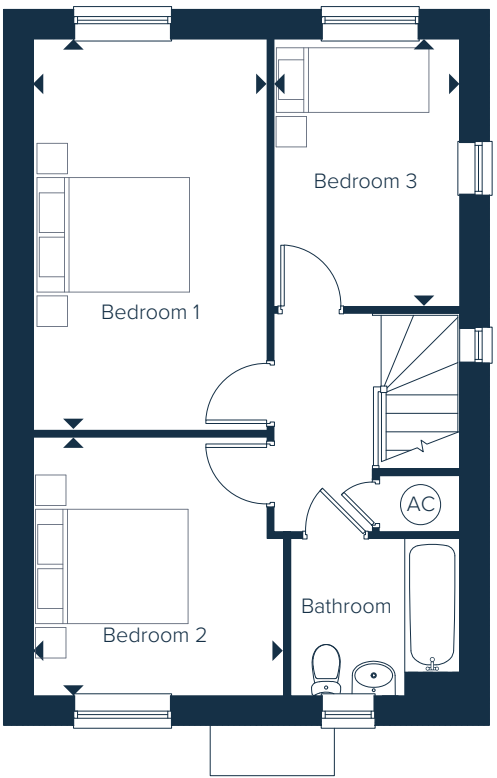
First Floor

Bedroom 1	5.65m x 2.75m	18'6" x 9'0"
Bedroom 2	3.30m x 3.20m	10'9" x 10'5"
Bedroom 3	3.30m x 2.36m	10'9" x 7'8"



Ground Floor

Kitchen/Dining	5.42m x 3.86m	17'9" x 12'7"
Living room	4.33m x 2.38m	14'2" x 7'9"



First Floor

Bedroom 1	4.97m x 2.97m	16'3" x 9'8"
Bedroom 2	3.28m x 3.18m	10'7" x 10'5"
Bedroom 3	3.40m x 2.36m	11'1" x 7'8"

S = Store. AC = Airing Cupboard.

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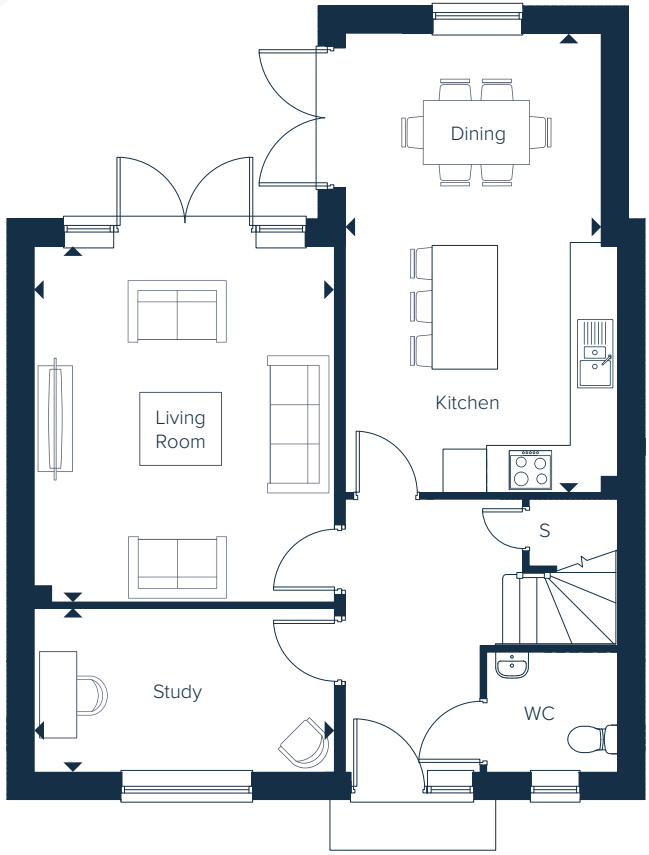


MULBERRY
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THE

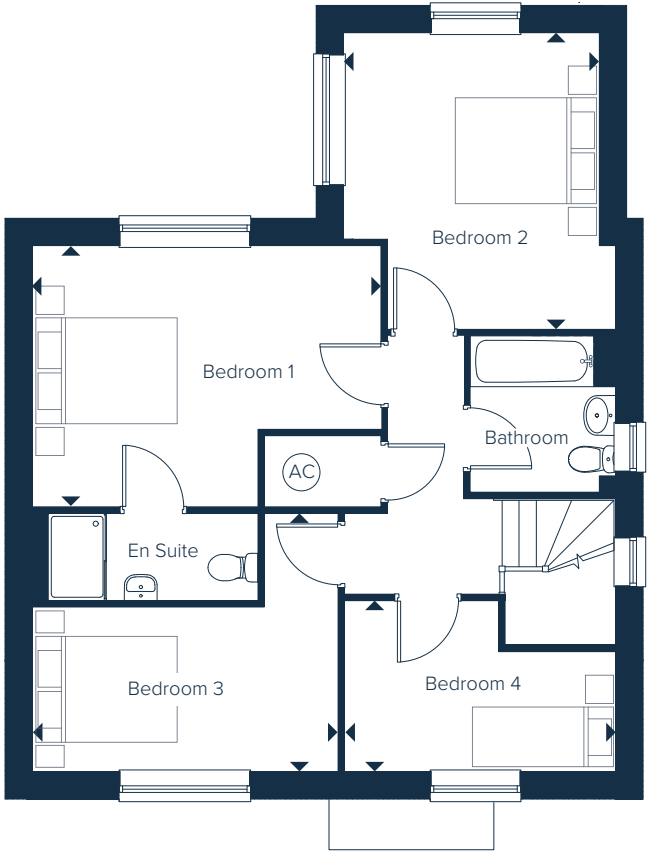
Kingfisher

4 BEDROOM DETACHED HOME
PLOTS 8, 12, 13, 14, 17 & 18



Ground Floor

Kitchen/Dining	6.32m x 3.51m	20'8" x 11'6"
Living room	4.89m x 4.12m	16'0" x 13'6"
Study	4.12m x 2.25m	13'6" x 7'4"



First Floor

Bedroom 1	4.78m x 3.58m	15'8" x 11'8"
Bedroom 2	4.07m x 3.51m	13'4" x 11'6"
Bedroom 3	4.20m x 2.26m	13'9" x 7'4"
Bedroom 4	3.72m x 2.35m	12'2" x 7'8"



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THE

Nightingale

4 BEDROOM DETACHED HOME
PLOTS 9, 11 & 15



Ground Floor

Kitchen/Family	5.47m x 4.75m	17'11" x 15'7"
Dining	4.22m x 2.41m	13'10" x 7'10"
Living room	4.75m x 3.13m	15'7" x 10'3"
Study	4.22m x 2.25m	13'10" x 7'4"



First Floor

Bedroom 1	5.53m x 4.75m	18'1" x 15'7"
Bedroom 2	4.75m x 3.10m	15'7" x 10'2"
Bedroom 3	4.28m x 2.33m	14'0" x 7'7"
Bedroom 4	4.28m x 2.32m	14'0" x 7'7"



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At Mulberry Homes we offer an enviable specification as standard, as well as the option to personalise and upgrade your home further with our range of optional extras.*

Kitchens

- Our contemporary kitchens have been selected from Symphony's Woodbury, Harvard and Urban range with the Cranbrook or Princeton range available as an upgrade.
- All homes have laminate worktops, glass splashbacks, Blanco sink & taps and a removable unit to make space for an optional washing machine and/or dishwasher (subject to kitchen layout).
- There is a choice of luxury floor tiles by Porcelanosa to the kitchen and the dining area, subject to an open plan layout. Where the housetype boasts a utility room these are also included as standard.

- The Crane, The Wren, The Finch, The Robin, The Lark, The Kingfisher and The Nightingale all feature a Bosch single oven, 4 zone electric induction hob, extractor hood and integrated fridge/freezer, with space for a free standing washing machine and tumble dryer depending on layout. Please ask your Sales Advisor for further details.

General

- Oak style finish handrails and newel caps to staircase.
- White premium ladder moulded internal doors throughout.

Bathroom and En Suites

- Bathrooms, en suites and WCs are finished in a simplistic contemporary style, complimented with Roca sanitaryware and soft close lavatory seats.
- In bathrooms featuring a shower over the bath, a fixed glass shower screen, a riser rail and full height tiling around the bath is provided from the Porcelanosa range.
- Where the family bathroom consists of both a bath and shower enclosure, full height tiling will be provided to the enclosure only, with half height around the bath.
- Half height wall tiling is provided to the rear of the lavatory and sink.
- The luxury of heated towel rails, shaver points and Amtico Spacia flooring.
- WCs feature luxury Porcelanosa tiled splashback and flooring.



Connectivity

- Your home is equipped with telephone points to the master understair cupboard/store, living room, master bedroom and study where applicable.
- A multimedia point to the living room and TV sockets to all bedrooms and the kitchen/dining room where applicable.*
- USB sockets to the kitchen & master bedroom.
- For peace of mind, mains operated smoke alarm are provided.



Electrical & Heating

- Pendant lighting can be found in living and dining rooms, as well as the bedrooms and the loft.
- White LED downlighters are installed to the WC, kitchen area, where conjoined, utility room, bathrooms and en suites, where applicable.
- Homes benefit from Air Source Heat Pumps from Daikin which is supported by underfloor heating to the ground floor and with pressurised cylinder.

Outside

- Planting to the front gardens of all properties and open space areas will be as per the landscape plan.**
- An external tap and garden turf is provided to the rear of the property.
- Patios are all fully paved along with footpaths where applicable.**
- Gardens generally have closeboard panels and posts.**
- Your home is provided with a 7kw electric car charger.†

Optional Extras, Upgrades & Warranty

- You can enjoy personalising your home with a range of optional extras and upgrades. Please ask your Sales Advisor for further details.
- All Mulberry homes come with a NHBC 10 year industry recognised warranty.
- All Mulberry Homes come with 2 years, Customer Care from our experienced team

*Options and upgrades are subject to the stage of construction, please ask your Sales Advisor for further details. **Please speak to your Sales Advisor to discuss external boundaries, including footpaths and gardens generally for specific plots. † Please liaise with your Sales Advisor for further details.



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