

Plot 2 Foals Green View, Brundish, Suffolk



A new build barn style single storey DETACHED property being built to a high specification in the village of Brundish. On a small exclusive development of just three properties ** STUNNING SITTING ROOM WITH MEZZANINE STUDY LEVEL ABOVE ** THREE DOUBLE BEDROOMS ** THREE BATHROOMS ** DOUBLE GARAGE OR CART LODGE ** BUY OFF PLAN TO SAVE ON STAMP DUTY**



- *Entrance Hall
- *Sitting Room with Mezzanine Study above
- *Utility Room
- *Principal Bedroom with En Suite Shower Room
- *Two further Double Bedrooms
- *One with En suite Shower Room
- *Double Garage or Cart Lodge
- * Garden of approx. 1/3rd of an acre (sts)

LOCATION Brundish is a pretty village and with Laxfield, to the east, which is three miles away which is well served by two Public Houses, a Co-Operative store with Post Office facilities and a local primary school, Stradbroke to the north has a secondary School, swim and fitness centre, baker, butcher, Spar store and two public houses.

PLOT 2 - INTERIOR An Entrance Hall welcomes you in and to the left will be a generous Kitchen/Dining Room with high quality units with quartz or granite worktops, integrated appliances excluding washing machine and tumble dryer, Island unit and plenty of space for Dining. There will be bi fold doors overlooking the large garden to the West. Off the Kitchen will be the Utility Room and this will have a back door to the rear garden. The Sitting Room will be stunning with double doors, window to either side and apex window above having lovely views of the rear garden and fields beyond. There will be a woodburner and underfloor heating throughout save the bathrooms. There will be a staircase up to a mezzanine level which would be perfect for a home office/study. There are three bedrooms, two of which will have en suite shower rooms and there will be a Family Bathroom comprising bath, wc with opaque window over and a wash hand basin. This completes the accommodation for Plot 2.

PLOT 2 - EXTERIOR Plot 2 Foals Green View is the largest of the barn style bungalows and will have a drive way leading to a double garage or cart lodge to the right of the property. To the left is the garden which will be approx. 1/3rd of an acre (sts) and wraps around the property giving plot 2 a large garden with stunning fields views.

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Each plot will have a treatment plant, wood burner to the sitting room, and air source heat pump giving underfloor heating throughout (excluding bathrooms). mains water and electricity.

LOCAL AUTHORITY Mid Suffolk

Tax Band: TBC

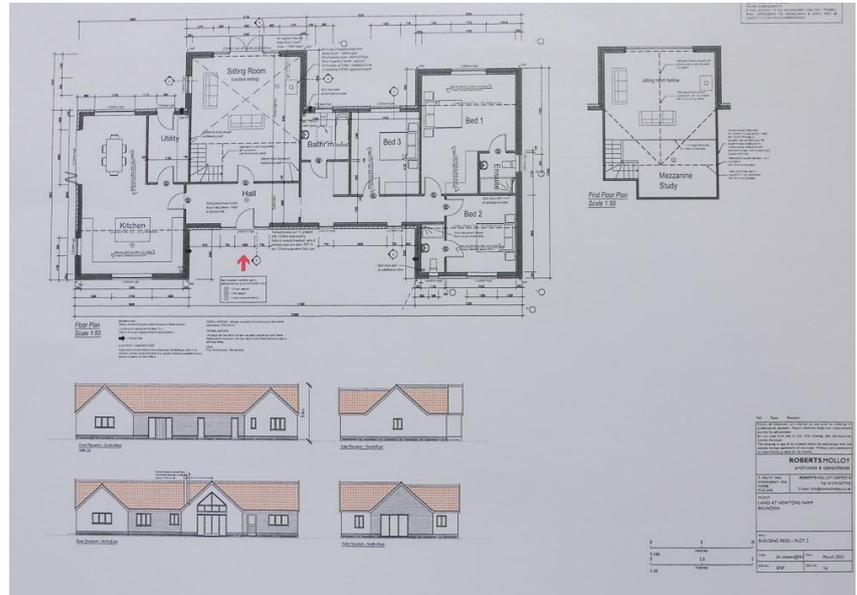
EPC: TBC

Postcode: IP13 8BG

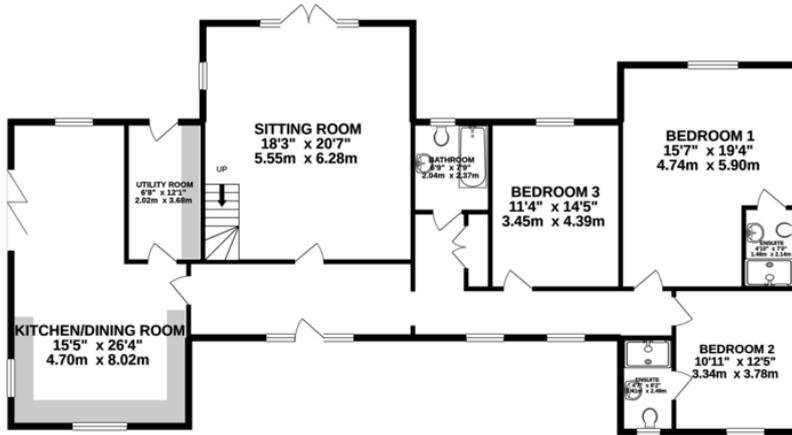
FIXTURES AND FITTINGS The property will have a high standard quality of fixtures and fittings

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

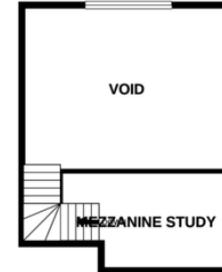
Guide Price: £750,000 subject to contract



GROUND FLOOR
1753 sq.ft. (162.8 sq.m.) approx.



1ST FLOOR
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA: 1882 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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