

Plot 1 Foals View Green, 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 ** ONE/TWO RECEPTION ROOMS ** TWO /THREE DOUBLE BEDROOMS ** TWO BATHROOMS ** GARAGE**
**** TOP QUALITY BUILD AND FINISH * QUARTZ OR GRANITE IN KITCHENS ******



- *Entrance Hall**
- *Sitting Room**
- *Kitchen/Dining Room and Utility**
- *Dining Room/Bedroom 3**
- *Principal Bedroom with En Suite Shower Room**
- *Further Double Bedroom**
- *Family Bathroom**
- *BUY OFF PLANT TO SAVE STAMP DUTY**

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 1 - INTERIOR Plot 1 Foals Green View will be on the edge of the development comprising just three exclusive, high end single storey properties and all equipped to a very high standard of kitchens and bathrooms. A spacious Entrance Hall which will have a built in cupboard perfect for shoes and coats etc. To the left is the Main Bedroom which has a window overlooking the side garden. A door leads into a spacious En Suite Shower Room comprising shower with gravity fed shower, wc, with opaque window over, and wash hand basin. Leading off the hallway to the left is the Kitchen/Dining Room, again all fitted with high quality units including integrated appliances but excluding washing machine and tumble dryer, space for dining and this will be light and airy being dual aspect. The Sitting Room sits in the middle of the property and will have a wood burner stove with double doors with windows either side giving a stunning vista of the garden and fields beyond. There is a Dining Room/Bedroom 3 next to this again with a window overlooking the back. Bedroom 2 will have a deep bay window overlooking the front. The Family Bathroom will have high quality fittings and comprise a bath with shower over, wc with opaque window over and a wash hand basin. This completes the accommodation for Plot 1.

PLOT 1 - EXTERIOR The property will be approached by a driveway leading to either a double cart lodge or garage and plenty of parking to the property. There will be a wide side garden and the rear garden will have stunning field views.

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: TBC

EPC: TBC

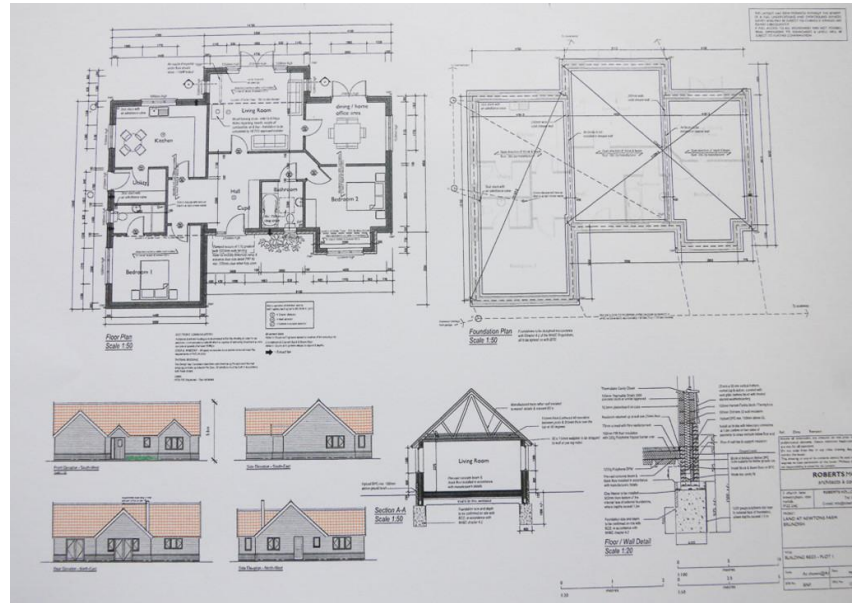
Postcode: IP13 8BG

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

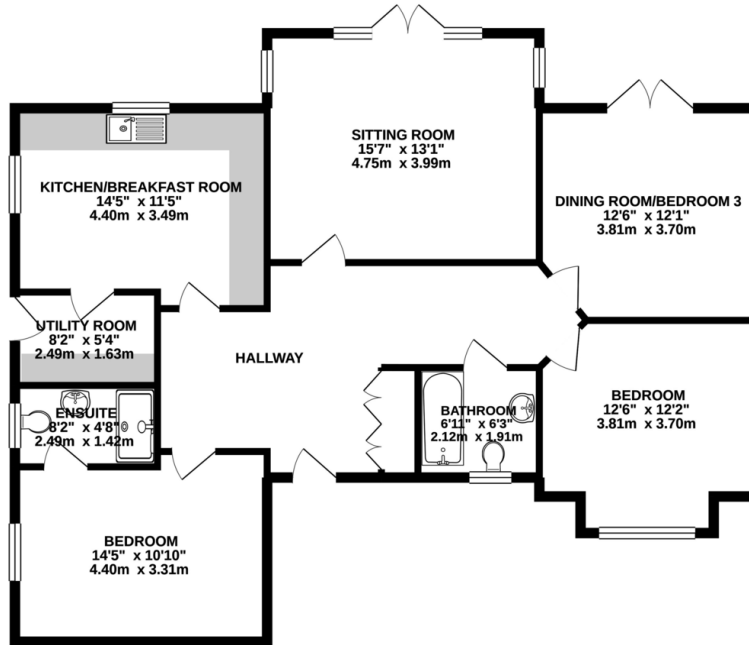
SERVICES Each plot will have a treatment plant, wood burner to the sitting room, and air source heat pump giving underfloor heating throughout (excluding bathrooms). mains water and electricity.

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

Guide Price: £475,000 subject to contract



GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq. ft. (104.9 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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