

Everetts Way, Tostock



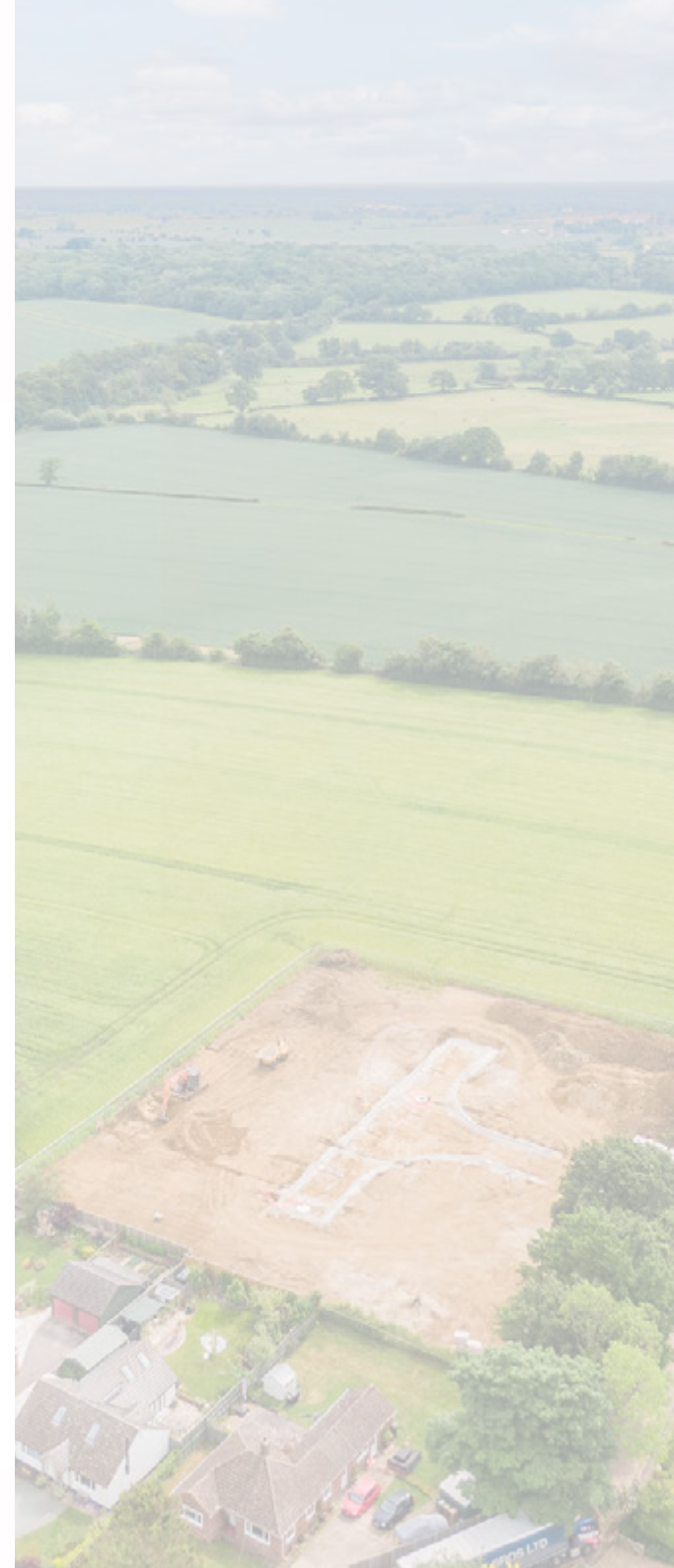
For further information or to register your interest call today on 01284 718822

FINE & COUNTRY

An exciting opportunity has arisen in the sought after village of Tostock with LDA Developments Ltd who are looking to create exquisite luxury homes that are energy efficient, boast fabulous contemporary designs and excellent build quality. The properties will be impressively spacious detached bungalows with off road parking. Finished to an exquisitely high specification with close attention to the finest details. The gardens will be levelled and seeded with Indian Sandstone patios, all surrounded by 6ft featheredge fencing.



Site Plan



The Properties Environmentally Friendly Features

Where possible or viable, materials used in construction are from renewable, sustainable or recyclable sources

Insulated flooring to provide excellent thermal insulation and full cavity wall insulation will help to keep the warmth inside.

The properties will benefit from energy efficiently air sourced heat pumps and underfloor heating with individual room control.

Low energy lighting to be fitted throughout and all toilets will be dual flush.

A solar Pv system will be installed to all properties on the development.



Illustration Only

Key Features

- Luxury Detached Bungalows
- A Rating Energy Efficiency
- Oak Doors, Skirting And Architrave
- Air Sourced Heat Pump Underfloor Heating
- Solar Pv System
- Heat Recovery System
- Howdens Fitted Kitchen With Integrated Appliances
- Quarts, Granite Or Oak Worktops
- Tiled Flooring To All Bathrooms
- Contemporary White Bathroom Suites
- Tarmac Finished Driveways
- Close To The Historic Market Town Of Bury St Edmunds
- Completion Spring 2023

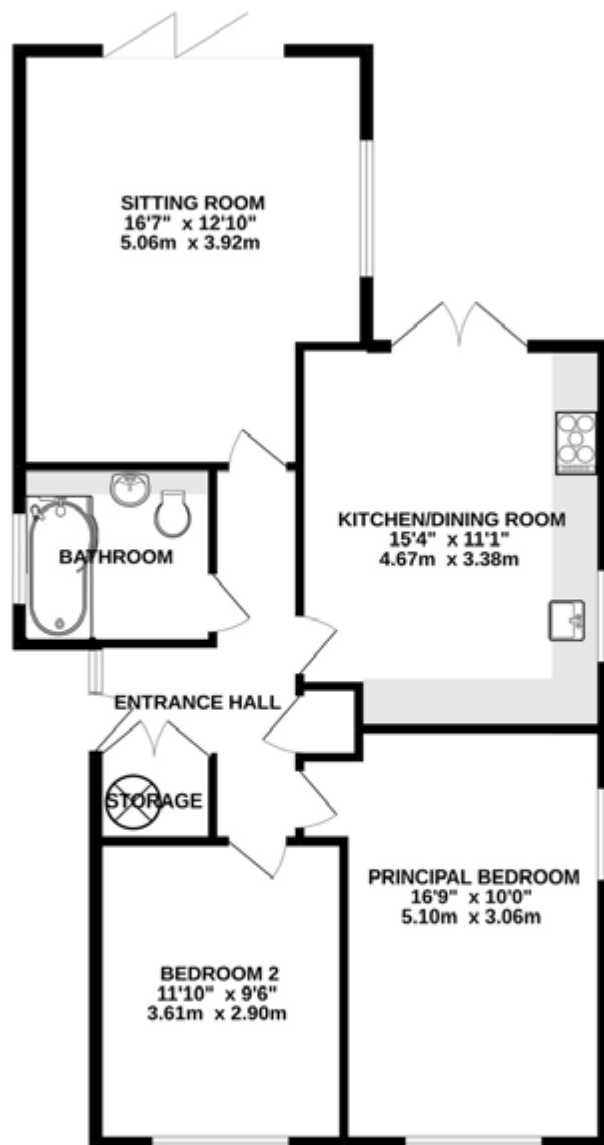


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Property Type: A



Property Type: A Floorplan



Step Inside

GENERAL - Genoa oak doors, Oak skirting & arcatrave, satin brushed effect door handles, satin brushed effect sockets and switches, ethernet points to TV locations, under floor heating on ground floor with individual room thermostats, air source heat pump and pressurised hot water cylinder, heat recovery system, solar Pv system.

KITCHEN - Howdens Fairford kitchen range, Lamona porcelain bowl and half sink with drainer, Lamona Integrated cooker, Lamona 800 hob, Lamona Extractor hood, Lamona Integrated dishwasher, Lamona integrated 60/40 fridge freezer, space for washing machine (no machine), Beirton & Woods quartz or granite worktops or oak, LED downlights and sockets to be satin brushed finished, undercabinet lights, LED Plinth lighting, outside tap, ceramic tiled floor.

SITTING ROOM - Bi-fold doors facing garden, 4x double sockets, LED downlights, TV point, no floor finish.

HALL - LED downlights, no floor finish.

PRINCIPAL BEDROOM - LED downlights, 4x double sockets, TV point, no floor finish.

BEDROOM TWO - Centre pendant, TV point, no floor finish.

BATHROOM - Full height ceramic tiling, bath with shower and bath screen, close coupled toilet, wall mounted vanity basin, electric chrome towel rail.

Illustration Only





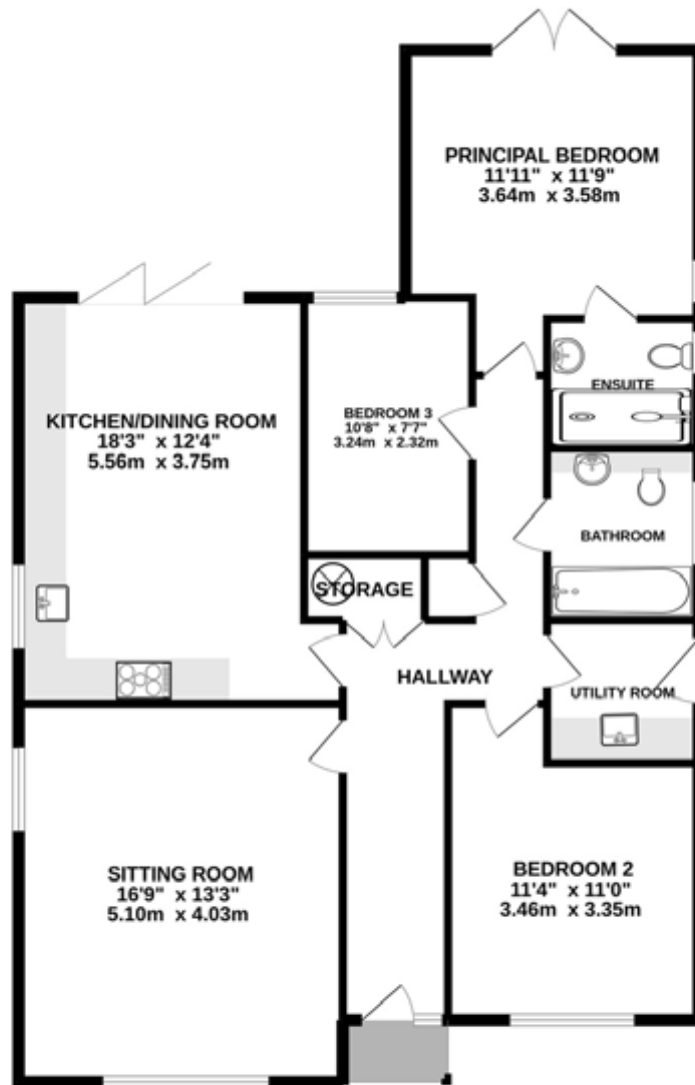
Step Outside

- *2 bay tarmac parking area*
- *Front garden to be turfed*
- *Indian sandstone path and patios as shown on site plan*
- *UPVC anthracite windows & doors*
- *UPVC anthracite fascias, barge boards and soffits*
- *Black UPVC guttering*
- *Timber anthracite featheredge boarding*
- *Sofit LED downlights by front door*
- *Satin brushed Up and down wall mounted lights at both rear doors.*
- *Garden finish to be levelled and top soil*
- *6ft featheredge fencing for plot to plot boundaries*
- *4ft paddock fence at rear boundary*
- *8ft x 4ft garden shed on a concrete pad*

Property Type: B



Property Type: B Floorplan



Step Inside

GENERAL - Genoa oak doors, oak skirting & arcatrave, satin brushed effect door handles, satin brushed effect sockets and switches, ethernet points to TV locations, under floor heating on with individual room thermostats, air source heat pump and pressurised hot water cylinder, heat recovery system, solar Pv system, ammonite coloured walls and brilliant white ceilings.

KITCHEN - Howdens Fairford kitchen range, Lamona porcelain bowl and half sink with drainer, Lamona Integrated cooker, Lamona 800 hob, Lamona extractor hood, Lamona integrated dishwasher, Lamona integrated 60/40 fridge freezer, Beirton & Woods quartz or granite worktops or oak, LED downlights and sockets to be satin brushed finished, undercabinet lights, LED Plinth lighting, outside tap, ceramic tiled floor.

UTILITY ROOM - Ceramic tiled floor, single bowl sink, Lamona mixer tap, space for washing machine & tumble drier (no machines), laminate or oak worktop.

SITTING ROOM - Bi-fold doors facing garden, 4x double sockets, LED downlights, TV point, no floor finish.

HALL - LED downlights, no floor finish.

PRINCIPAL BEDROOM - LED downlights, 4x double sockets, TV point, no floor finish.

EN-SUITE - Full height ceramic tiling, large shower, thermostatic bar shower with rainfall head and hand held attachment, close coupled toilet, 600mm wall hung vanity basin.

BEDROOM TWO - Centre pendant, TV point, no floor finish.

BEDROOM THREE - Centre pendant light, TV point, no floor finish.

BATHROOM - Full height ceramic tiling, bath with bath shower mixer tap, close coupled toilet, wall mounted vanity basin.

Illustration Only





Step Outside

- *3 bay tarmac parking area*
- *Front garden to be turfed*
- *Indian sandstone path and patios as shown on site plan*
- *UPVC anthracite windows & doors*
- *UPVC anthracite fascias, barge boards and soffits*
- *Black UPVC guttering*
- *Timber anthracite featheredge boarding*
- *Sofit LED downlights by front door*
- *Satin brushed Up and down wall mounted lights at both rear doors.*
- *Garden finish to be levelled and top soil*
- *6ft featheredge fencing for plot to plot boundaries*
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- *8ft x 4ft garden shed on a concrete pad*

Information

Services:
Mains Electricity
Mains sewerage

Heating by air source heat pump

Local Authority : Mid Suffolk District

Council Tax Band: TBC

Target SAP Rating: A

Diagrams, sketches and artists' impressions depicting interiors, exteriors and indicative views are a guide only. All internal photographs used have been supplied by LDA Developments Ltd from previous sites.



Illustration Only



Tostock is a small village around eight miles east of Bury St. Edmunds in the county of Suffolk. It is a very traditional Suffolk village, with a good example of a fourteenth-century church. The Gardeners Arms is just on the edge of the green serving food and drink. The historic and vibrant market town of Bury St Edmunds boasts prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay. Bury St Edmunds is under two hours from London and very convenient for Cambridge and Newmarket.

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