



Plots 23 (3), & 24 (1),  
Spalding Way, Chelmondiston, Ipswich, Suffolk, IP9 1FL

Plots 23, & 24  
Guide Price £330,000 Freehold Each

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# PLOTS 23 (3), & 24 (1), Spalding Way, Chelmondiston, Ipswich, Suffolk, IP9 1FL

## SUMMARY

Nestled in a beautiful hamlet-like setting within an area of outstanding natural beauty in the desirable Suffolk peninsular village of Chelmondiston, enjoying elevated far reaching panoramic views over fields, woodland, and the river Orwell, lies this highly anticipated new development of sixteen desirable premium homes for sale. Stylish designs and thoughtful architecture compliments the surroundings, and striking contemporary interiors finished to excellent standards provide comfortable, modern living spaces. Available, is a selection of types and styles of residence with parking and/or garaging which await first-time occupation, ranging from two-bedroom semi-detached houses, three-bedroom detached bungalows, and superior three and four-bedroom detached houses. With prices from £330,000 to £750,00, there is an exclusive new home to suit a variety of living styles and budgets. Offering exceptional river-side walks to Woolverstone Marina and Pin Mill's Butt & Oyster, and with convenient links to The Royal Hospital School, Ipswich High School, Alton Reservoir and local marinas and yacht clubs for those with maritime interests, this countryside escape offers diversity for everyone to enjoy.

Contact us now and we would be delighted to assist your exciting property journey further and move you, we can also help if you have your own home to sell first. And why not take advantage of our offer of a £50 John Lewis voucher (subject to terms and conditions) and buy yourself a moving-in treat.

## 1, & 3, SPALDING WAY

Numbers 1, & 3, Spalding Way are adjoined semi-detached houses. The accommodation in each comprises; hallway, kitchen, living room and cloakroom on the ground floor with landing, two double bedrooms, en-suite and bathroom on the first floor. Each property has off-road parking.

## PRICES

PLOT 23 - 3, Spalding Way, Chelmondiston, IP9 1FL  
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PLOT 24 - 1, Spalding Way, Chelmondiston, IP9 1FL  
Guide Price £330,000 Freehold.





statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

## Summary for Input Data



Property Reference	5832 Plot 23			Issued on Date	19/04/2023
Assessment Reference	As Designed	Prop Type Ref			
Property					
SAP Rating	81 B	DER	4.73	TER	11.83
Environmental	55 A	% DER < TER			60.02
CO <sub>2</sub> Emissions (t/year)	0.35	DFEE	36.70	TFEE	36.85
Compliance Check	See BREL	% DFEE < TFEE			0.41
% DPER < TPER	19.33	DPER	49.88	TPER	61.83

## Summary for Input Data



Property Reference	5832 Plot 24			Issued on Date	19/04/2023
Assessment Reference	As Designed	Prop Type Ref			
Property					
SAP Rating	81 B	DER	4.73	TER	11.83
Environmental	55 A	% DER < TER			60.02
CO <sub>2</sub> Emissions (t/year)	0.35	DFEE	36.70	TFEE	36.85
Compliance Check	See BREL	% DFEE < TFEE			0.41
% DPER < TPER	19.33	DPER	49.88	TPER	61.83



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