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Oaklands Flordon Road, Creting St. Mary, IP6 8NH

Prices from £775,000

About the property

These high-quality, energy-efficient residences have been built by local builders Aisling Homes and come with a ICW guarantee. With one property already sold and another still to be constructed, plot 2 is nearing completion.

Plot 2 is a stunning 4/5 bedroom detached home forming part of a new collection of individual detached homes at Oakland Park, located on the outskirts of Creting St Mary with beautiful Suffolk countryside right on your doorstep.

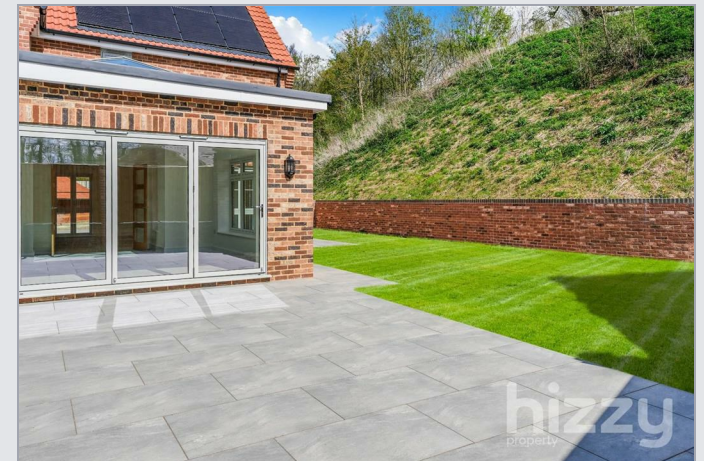
Ideal for a family and with accommodation of around 2350 sq ft, this home offers versatile, light, bright and inviting living space. There is an impressive garden room with a glass lantern roof where bi-folding doors open directly onto the porcelain paved patio terrace, a beautifully

appointed kitchen breakfast room with built in NEFF appliances and central Island with seating area, living room with bi-folding doors, a useful home study or 5th bedroom, utility room with a pantry/comms room and a downstairs shower room. Upstairs, the property boasts four good sized bedrooms, one of which has an en-suite, and a family bathroom.

Outside:

Paved driveway with space for multiple cars leading to a double garage with lighting and power points, electric roller door with remote and EVEC EV car charging point.

* Agents Note: Some of the external images have been digitally enhanced to add in grass and shingle to the service road. Plot 3 is still to be





- Hi-Spec Detached New Build Home
- Garden Room with Bi-Fold doors onto a Porcelain Patio
- 4/5 Generous sized Bedrooms
- 10 Year ICW Warranty
- Living Space of 2350 sq ft
- Stunning Fully Fitted Kitchen Breakfast Room
- Ground Floor Study or Fifth Bedroom
- Double Garage and Driveway Parking
- Living Room with Bi-Fold Doors
- Bathroom, Ensuite and Downstairs Shower room

About the area

The property enjoys a semi-rural location set to the outskirts of Creeping St Mary. Local amenities can be found in Needham Market where there is a mainline train link to London's Liverpool Street Station, along with shops, doctor's surgery, post office, antique stores, cafes, public houses, library, Conservation lake and more. There are also nearby supermarkets, garden centres and a petrol station. The property has easy access to the A14 and A140.



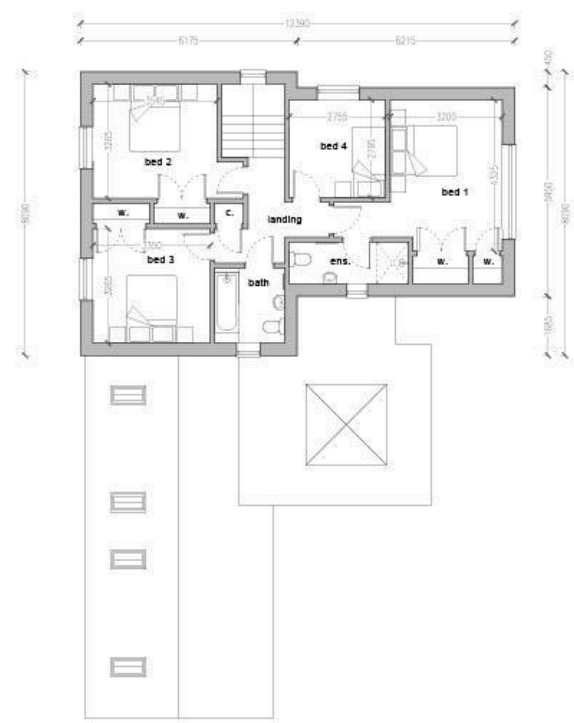
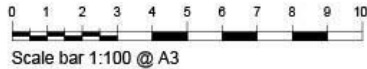


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Floor Plan



Ground floor plan
Footprint area = 165m²
Ground floor internal area = 144m²
First floor internal area = 74m²

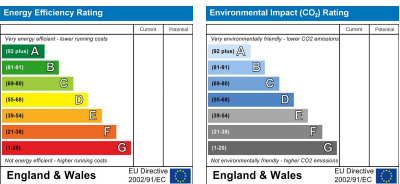


First floor plan

lan Smiles Architectural Services
75 Camden Road, Ipswich IP3 8JN
telephone 01473 714209
Do not scale from this drawing
- If in doubt ASK

As proposed plan - Plot 2
Proposed dwellings
Oaklands, Flordon Road, Cretingham St. Mary
For: Kevin Denny
Scale 1:100 @ A3
drg. number 2022089/57

EPC



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