



Plot 2 Drury Place Harrow Green, Bury St. Edmunds, IP29 4PW
Asking price £475,000



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The setting

Set back from the road, Drury Place is an excellent new addition to the historic village of Lawshall. Named after the noble Drury family – the 16th-century landowners of the surrounding area who hosted a visit by Queen Elizabeth at their home, Lawshall Hall in 1578 – the collection uses its style and palette to seamlessly fit in this truly remarkable rural setting.

Offering exceptional modern design and construction standards, each home enjoys a well-planned kitchen, beautifully-appointed bathrooms, and living areas that make the most of natural light throughout. Positioned in carefully-designed plots with easy access to the region's network of market towns, Drury Place is an idyllic place to put down roots.

Some more information

Drury Place comprises three superior detached houses and two beautifully-designed bungalows arranged in a charming paddock formation – with each home complemented by a carport and private rear garden.

With peaceful open-field views and a friendly community on your doorstep, this is the perfect place to relax and enjoy the countryside – whether you're a growing family, active household or simply looking for a serene rural retreat with all the modern conveniences of a contemporary new home.

Your home, your choice!

Granville Developments offer their purchasers the opportunity to personalise their new home including a choice of kitchen units from their standard range, tiling to the first floor bathroom and en-suite, all subject to build stage. Granville Developments offer this to all 'from plan' purchasers giving you the opportunity to create the perfect family home, finished to be as unique as you are. (All personal choices are subject to build stage and are subject to change). Please check with Baker Estates at the point of enquiry what choices are available.

Location

Drury Place's prime rural location places residents just a 5-minute drive from the A134, the main arterial route through the region running between the vibrant market towns of Bury St

Edmunds and Sudbury. Connecting with the A14 to the north enables onward journeys to Cambridge, Ipswich, Norwich and destinations all over East Anglia and the Midlands – while the road network to the south of Sudbury takes you quickly through 'Constable Country' into bustling Braintree or historic Colchester. Whether travelling for work or leisure you'll be well-placed to enjoy the very best of both town and country.

Kitchen / Family

27'8" x 9'11" (8.43m x 3.02m)

Sitting room

16'9" x 11'0" (5.11m x 3.35m)

Study / Office

9'11" x 9'0" (3.02m x 2.74m)

Utility room

7'3" x 6'1" (2.21m x 1.85m)

Cloakroom

5'5" x 3'1" (1.65m x 0.94m)

Master bedroom

10'11" x 10'8" (3.33m x 3.25m)

En-suite

7'3" x 5'3" (2.21m x 1.60m)

Bedroom two

16'9" x 8'0" (5.11m x 2.44m)

Bedroom three

9'11" x 9'0" (3.02m x 2.74m)

Bathroom

6'9" x 5'9" (2.06m x 1.75m)

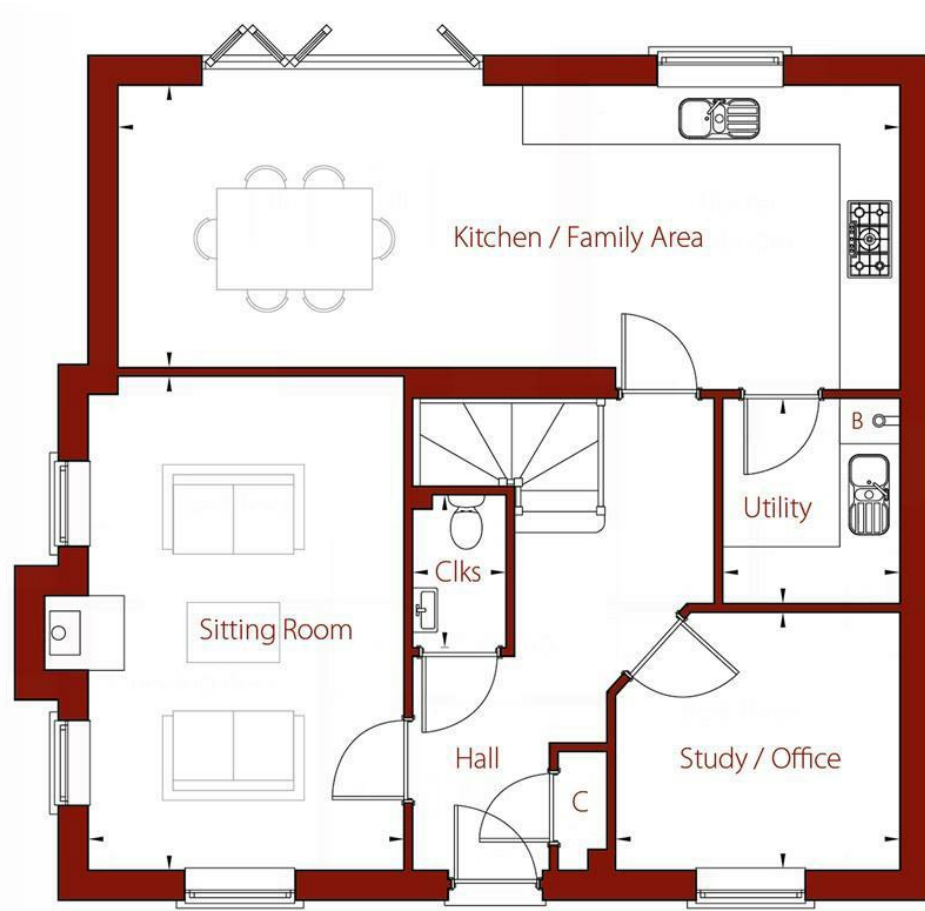
Agents Note

In accordance with Section 21 of the Estate Agents Act, A director or employee of Baker Estates is also a shareholder of Granville Developments. All negotiations will be carried out in accordance with section 21 of the Estate Agency Act.



Plot Three floorplans are show here.

Plot Two is handed compared to floorplans shown.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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