



Front Elevation



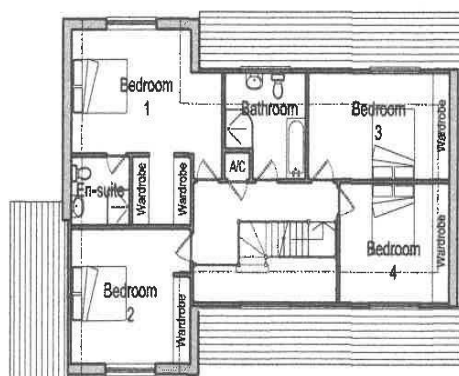
Rear Elevation



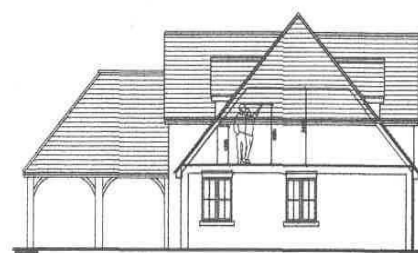
Left Side Elevation



Ground Floor Plan



First Floor Plan



Right Side Elevation

Ground Floor Room Sizes

Kitchen Diner	5.8m x 5.2m
Family Area	4.0m x 3.0m
Living Room	3.9m x 5.7m
Entrance Hall	5.1m x 3.0m
Study	3.0m x 2.2m
W.C.	1.8m x 1.7m
Utility Room	2.9m x 4.0m
Playroom	2.6m x 3.4m
Garage	5.4m x 5.6m

Internal Floor Area - 126m² / 1356sqft (excl garage)

First Floor Room Sizes

Bedroom 1	5.4m x 3.4m
En-Suite	2.1m x 1.9m
Bathroom	2.9m x 2.9m
Bedroom 3	5.1m x 2.9m
Bedroom 4	3.9m x 3.4m
Bedroom 2	4.3m x 3.8m
Landing	5.1m x 2.2m

Internal Floor Area - 94m² / 1011sqft

© This drawing and its design are the copyright property of Solo Timber Frame Ltd.



Solo Timber Frame
The Syc, Hockley Farm, Hockley,
Essex Green TN17 4AR

Tel No: 01822 771554
enquiries@solotimberframe.co.uk
www.solotimberframe.co.uk

Solo Timber Frame - Standard Designs

4 - Bedroom Chalet Bungalow

Building Plot at Whiston | All Saints Road | Creting St Mary | IP6 8PJ

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

Land & New Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

Building Plot at Whiston, All Saints Road, Creting St Mary, IP6 8PJ

“An exciting opportunity to acquire a building plot with full planning permission for the erection of a four bedroom detached property, located on the outskirts of this much sought after Suffolk village.”

Description

An exciting opportunity to acquire a building plot for a single, detached residence in an enviable position within a rural, yet accessible on the outskirts of this much sought-after village.

Full planning permission has been granted for the erection of a four bedroom detached property, extending to just over 2,300 square feet and benefiting from a detached double garage and standing on a plot extending to in all about 0.4 acres, which in turn makes full use of the delightful, far-reaching countryside views.

We are also pleased to confirm that commencement of building work has been signed off and therefore there is no timescale deadline (an entrance way has been created).

Further information can be found by visiting Mid Suffolk Planning Department website and quoting planning reference: **DC/22/03428**

About the Area

Creting St Mary offers a church, village hall and primary school and is situated within the popular Debenham High School catchment area. The village is situated within reach of Stowmarket and Needham Market both of which provide a good selection of independent shops and active community. A mainline rail station with a direct link to London's Liverpool Street station can be found in Stowmarket. The A14 which bypasses the town provides a direct link to Ipswich (11 miles), as well as Bury St Edmunds, Cambridge and the Midlands, as well as to London and Stansted Airports via the M11.

Local Authority

Mid Suffolk District Council

Services

Private drainage to be implemented by the new owner.

Agents Notes

When understand from our client that the property will be sold with the restriction that the existing site cannot be divided into more than one dwelling. For further details please do not hesitate to contact the agent.

We understand the garage will now be located adjacent to the property (not as illustrated on the plan).

Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Registered Address: Unit 81, Claydon Business Park, Great Blakenham, Ipswich, England, IP6 0NL
Email: info@townandvillageproperties.co.uk



Boxford
2a Broad Street, Boxford,
Suffolk, CO10 5DX
01787 704200

Needham Market
87a High Street, Needham
Market, Suffolk, IP6 8DQ
01449 722003

London
121 Park Lane, London,
W1K 7AG
020 7409 8403