



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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5 The Rookery, Creeting St Mary, IP6 8TU

£395,000

This exclusive 3 bedroom detached property is one in a group of beautiful homes on a new development located in the village of Creeting St Mary in Suffolk. The property includes Airs source pump heating, underfloor heating on ground floor, over 1150 sqft.



5 The Rookery, Creting St Mary, Suffolk, IP6 8TU

CREETING ST MARY:

Creting St Mary is a charming village located in Suffolk, England, with close proximity to the A14. Known for its picturesque countryside and historical charm, the village is home to the Church of St Mary, with a rich history dating back to the medieval period. This quaint village offers a peaceful retreat with its beautiful landscapes, traditional English cottages, and a warm, welcoming community. Creting St Mary is a perfect example of rural English life, where history and tranquility come together.

KITCHEN:

Range of kitchen choices with solid worktops on certain plots
Single Oven, 4 burner hob and extractor fan fitted, integrated dishwasher and fridge freezer on certain plots
Plumbing for washing machine
Howdens kitchens Clerkenwell Gloss as standard range included.
Camaro flooring to all wet areas (kitchen, utility, en-suite, bathroom and cloakrooms) only

ELECTRICAL:

Recessed LED downlights to kitchen areas and bathrooms
Outside lighting to front and rear on certain plots
Double socket outlets

PLUMBING AND HEATING:

Air Source Heat Pump central heating to underfloor ground floor & radiators first floor.
White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
Outside tap where possible

CARPENTRY:

Molded skirting and architraves painted white
White painted staircase with oak handrail
Suffolk Oak doors with chrome effect handles

CEILINGS:

Ceilings smooth throughout

WALLS/TILING:

Kitchen - worktop upstand and choice of stainless steel or glass splashback to ovens*
Bathroom - half-height all round and full height to bath and shower areas
En-Suite with bath — full-height to shower cubicle and half-height all around*
Cloakroom — half height all round

OTHER ITEMS/GARDEN:

Close boarded fencing/post and rail fencing where applicable
UPVc windows with aluminum bio-folds and composite part glazed front door
Rear garden cleared, rotavated and topsoiled where applicable
All internal walls painted white
Driveways in 3 sized tegula paving blocks

WARRANTY:

Professional consultants certificate - valid for 6 years

RESERVATIONS:

Secure your preferred plot by contacting the us on 01449 613678, complete the reservation agreement and reserve your preferred plot by payment of a non refundable £1000. T & C's full details and a sample reservation can be provided once an offer has been agreed.

NOTE:

Manufacturers, suppliers, appliances, materials and colours are all subject to variation.

AGENTS NOTE:

GCI Images used for other properties on site.
Carpets not included.

NEEDHAM MARKET:

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