

Plot 18 Beauly  
Place  
Laxfield  
Woodbridge



# Plot 18 Beauly Place

## Guide Price £435,000

### The Elegant Four-Bedroom Detached House...

Nestled within an exclusive development by respected local builders Beauly Homes Ltd, Plot 18 is an impressive new-build detached home offering thoughtfully designed living in a peaceful village setting.

Due for completion in autumn 2025, this beautifully crafted home features four well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room, alongside a sleek family bathroom. The generous lounge offers a relaxing space with double doors to the heart of the home, a stylish and sociable kitchen/dining room with a connection to the rear garden via French doors, fitted with Mackintosh units, stone or quartz worktops, and a full range of integrated appliances.

Attention to detail runs throughout, with quality finishes such as Roper Rhodes sanitaryware, Amtico and tiled flooring, and carpets to the bedrooms and reception room. The home is equipped with underfloor heating powered by an air-source heat pump, ensuring excellent energy efficiency and year-round comfort.

Outside, the landscaped rear garden includes an Indian sandstone terrace and pathways, with the remainder laid to lawn. A single garage and a driveway parking space offer ample room for vehicles.

Beauly Place blends traditional Suffolk-style architecture—brick and colourwashed elevations beneath pantile roofs—with modern, high-spec interiors. Each property in the development benefits from a 6-year RICS Professional Consultant's Certificate, offering reassurance and peace of mind.

This is a rare opportunity to secure a home of quality and style, perfectly suited to a wide range of buyers looking for easy, efficient living in a well-established and thoughtfully planned community.

### Agents notes...

Reservation: A reservation deposit equivalent to 1% of the purchase price will be required, subject to a maximum of £5,000. For further conditions on the reservation agreement, please speak to the team.

An annual service charge will be payable in relation to the maintenance of the communal road, attenuation basin and any communal landscaping areas.

EPC: Yet to be rated, expected B for all properties.

Internal photos are for illustration purposes only; and are of recently completed projects in the local area.

Local Authority

Mid Suffolk

Council Tax Band New Build

EPC Rating



Contact

01986 899532

[enquiries@attikccc.co.uk](mailto:enquiries@attikccc.co.uk)

[www.attikccc.co.uk](http://www.attikccc.co.uk)