



Helmingham Artillery Meadow, Kelsale, Saxmundham, IP17 2NR



welcome to

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Plot 10 is a Helmingham style detached four bedroom house on the Artillery Meadow development. A family sized home, including two reception rooms, upstairs four bedrooms, en-suite and family bathroom. For a limited time, stamp duty paid (at standard stamp duty rate) & turf to rear garden included.

Location

Kelsale is a small village located in East Suffolk. The village is one mile north of nearby market town of Saxmundham and just off the main A12 trunk road which provides access to the county town Ipswich due South and direct access to Essex and London. Saxmundham has a train station linking to London along with several large supermarkets, recreational facilities, schools and other services a large town would provide. If heading north, you reach Lowestoft and then into Norfolk. Kelsale is an excellent base for those who look for rural village life with great transport link for commuting, plenty of amenities lie within a comfortable short walk or drive.

The surrounding area is a mecca for those who embrace the great outdoors and fresh air. Popular reasons people visit and live here are the rural lifestyle mixed with a stunning outside environment great for walking, cycling, exploring nature, water sports and being close to the sea. The village sits just outside of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty. There are miles of walking and cycling routes in the local area taking variety of landscapes ranging from breaches, dunes, estuaries, creeks, heathland and forests.

Entrance Hall

Front door, with stairs leading to the first floor.

Lounge

11' 10" x 10' 9" (3.61m x 3.28m)
uPVC window to front and side aspect, uPVC French doors leading to the garden, underfloor heating.

Dining Room

10' 9" x 11' 1" (3.28m x 3.38m)
uPVC window to rear aspect, uPVC French doors leading to the garden, underfloor heating.

Kitchen

11' 10" x 10' 2" (3.61m x 3.10m)
uPVC window to front aspect, a generous range of base and wall units with worktops and upstands, inset stainless steel sink with single drainer, Neff stainless steel double oven, gas hob, extractor, integrated dishwasher and fridge freezer, underfloor heating. Door leading to:

Utility

Single bowl stainless steel sink and appliance spaces, underfloor heating. Door leading outside.

First Floor Landing

Stairs from the ground floor.

Master Bedroom

11' 10" x 10' 9" (3.61m x 3.28m)
uPVC window to front aspect, radiator, door to:

Ensuite

Shower cubicle with Mira thermostatically controlled showers including drencher head, WC, basin, radiator.

Bedroom 2

10' 7" x 10' 9" (3.23m x 3.28m)
uPVC window to front aspect, radiator.

Bedroom 3

10' 9" x 11' 1" (3.28m x 3.38m)
uPVC window to rear aspect, radiator.





Bedroom 4

11' 10" x 8' 11" (3.61m x 2.72m)
uPVC window to rear aspect, radiator.

Family Bathroom

uPVC window to side aspect, bath with shower mixer taps, shower cubicle, WC, basin, towel warmer radiator.

Outside

Garage, driveway finished with block paviours. paving slab patio, turfed or planted front gardens, external tap.

Benefits Of A Badger Home

ENERGY EFFICIENCY

With ever rising fuel costs why not reduce your utility bills with the

following energy efficient features:

- High efficiency 'A' rated gas boilers for heating and hot water.
- Heating systems controlled with thermostatic radiator valves and zoned underfloor heating thermostats.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 450mm (18") thick multi-layered fibreglass insulation quilt to roof space.
- High performance insulation to cavity walls.
- High performance insulation to ground floors.
- Low energy lighting to all rooms.

Compare this to your existing home and realise the benefits!

EXCEPTIONAL BUILD QUALITY AND DESIGN

We employ expert local craftsmen using the highest quality building materials.

Our construction techniques are constantly being developed and refined.

OUTSTANDING SPECIFICATION

Take a look at our impressive range of features all included as standard.

ADD YOUR PERSONAL TOUCHES

Choice of kitchen units, wall tiling and general finishes - subject to stage of construction.

HELPFUL PROFESSIONAL STAFF

Our friendly, knowledgeable staff offer you well informed assistance and guidance when required.

EXCELLENT SECURITY FEATURES

Keeping your home safe and secure with multi point locking to front and rear doors, intruder alarms and external lighting to both the front and rear of the property.

MINIMAL EXTERNAL MAINTENANCE

Using PVCu windows, guttering, fascia and bargeboards minimising maintenance for years to come.

TEN YEAR NEW BUILD STRUCTURAL WARRANTY

Giving you complete peace of mind.

CONTINUED AFTER SALES CARE

Provided by our dedicated team of on site staff.

Agents Note

The exterior photography depicted above is of a house also on the development which is the same house type as Plot 10 but fully built, while the interior photography is taken from our fully built Show Home. All measurements and floorplans shown are approximate and given as a guide only. The specification is meant as a guide, some items may vary from plot to plot. Please check with the sales negotiator for further details. There will be an annual management charge of approx. £142.57 to cover the upkeep and maintenance of the specified shared areas within the development.



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