



Artillery Meadow, Kelsale, Saxmundham, IP17 2NR



welcome to

Artillery Meadow, Kelsale Saxmundham

Plot 24 - Artillery Meadow offers a stunning collection of 2, 3 & 4 bedroom family homes from the hugely respected and locally based Badger Building, situated in the Suffolk village of Kelsale at the gateway to Suffolk's Heritage coastline.

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 17' 10" (3.61m x 5.44m)
uPVC window to front aspect, uPVC French doors leading to the garden, underfloor heating.

Dining Room

11' 2" x 11' 1" (3.40m x 3.38m)
uPVC window to front aspect and underfloor heating.

Kitchen/ Diner

17' 10" x 8' 4" (5.44m x 2.54m)
uPVC window to rear aspect, uPVC French doors leading to the garden, 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' 5" (3.61m x 3.17m)
uPVC window to rear aspect, radiator, door to:

Ensuite

uPVC window to rear aspect, shower cubicle with Mira thermostatically controlled showers including drencher head, WC, basin, radiator.

Bedroom Two

11' 2" x 10' (3.40m x 3.05m)
uPVC window to rear aspect, radiator.

Bedroom Three

11' 2" x 11' 1" (3.40m x 3.38m)
uPVC window to front aspect, radiator.





Bedroom Four

8' 6" x 7' 1" (2.59m x 2.16m)
uPVC window to front aspect, radiator.

Family Bathroom

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

Outside

Garage, driveway finished with block paviments.
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 artist impression of the front of the house is for illustrative purposes only and all measurements and floorplans shown and are approximate and given as a guide only. The specification is meant as a guide, some items may vary from plot to plot. Please note that some images provided may be of a previously completed show home, and may not be images of this specific 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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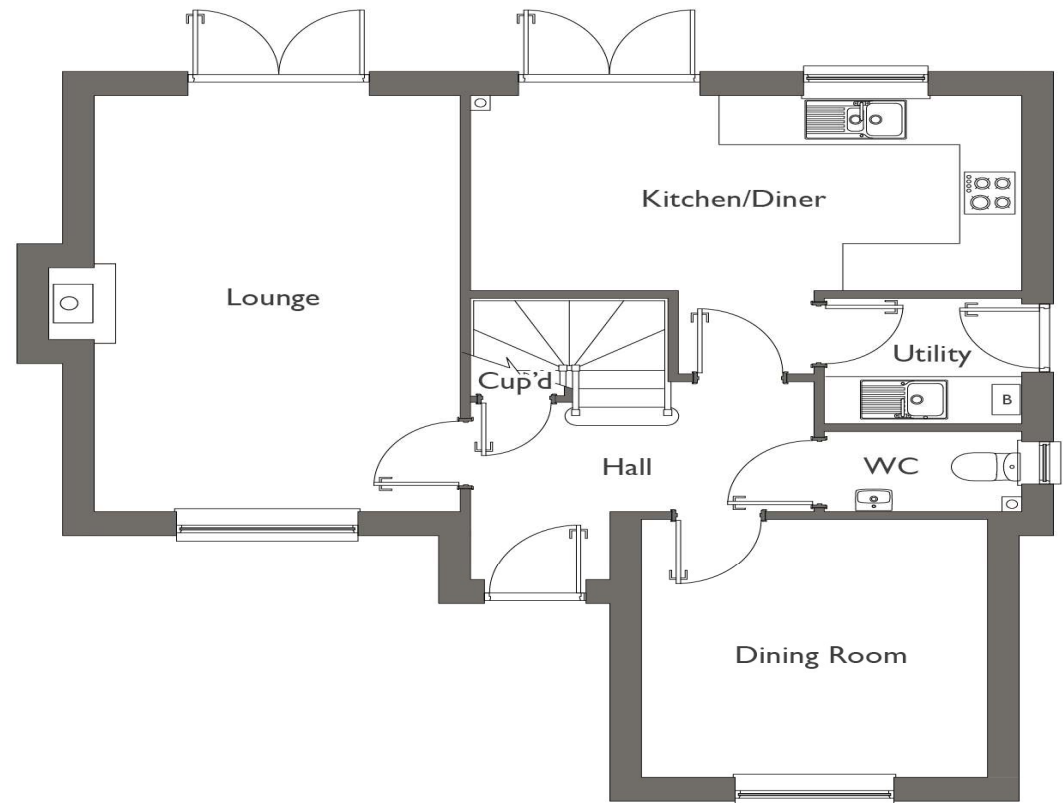
welcome to

Artillery Meadow, Kelsale, Saxmundham

- Brand New Four Bedroom Detached House
- Master Bedroom With En-Suite
- Garage And Additional Off Road Parking
- Fully Integrated Modern Kitchen With Neff Appliances
- Separate Dining Room & Utility Area

Tenure: Freehold EPC Rating: Exempt

£450,000



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Property Ref:
FLH105053 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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