



Plot 2 Millers Way, Otley Ipswich IP6 9HF



welcome to

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Plot 2 St Mary's Grange - An attractive 3 Bedroom Detached Bungalow nestled in the idyllic village of Otley. Complete with large Single Garage, integrated Kitchen & Utility, Master Ensuite Bedroom and an incredible open plan Kitchen/Living/Dining Area! *AVAILABLE TO RESERVE - CALL NOW TO ENQUIRE!*

Specification

Kitchens

- Choice of kitchen cupboards, handles, worktops and upstands
- Double oven, hob and hood fitted as standard
- Integrated fridge/freezer, washing machine and dishwasher to kitchen
- Glass splashback
- Space for tumble dryer in utility

Electrical

- Outside lighting to front and rear
- TV points to living room and all bedrooms
- Data points to living room and master bedroom
- Mains-wired smoke detector to all homes
- Downlights to the kitchen/dining, breakfast area, utility and all wet rooms
- Electric vehicle charging point

Plumbing

- Air source heat pump supplying underfloor heating
- White sanitaryware throughout
- Outside tap

Joinery

- Moulded skirting and architraves
- Oak Veneer internal doors with chrome handles
- Double-glazed windows throughout
- Bi-fold door to living room

Tiling

- Bathroom - choice of wall tiles at half-height to sanitaryware walls, with full height to the bath area
- En-suite - choice of wall tiles at full height to shower cubicle with half height to sanitaryware walls
- Cloakroom - choice of wall tiles to splashback above hand basin

Other Items

- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Laurence Homes Grey
- Paving slabs to paths and patio
- Fibre Broadband

Accommodation

Kitchen/Breakfast Area

16' 2" max x 14' 4" max (4.93m max x 4.37m max)

Utility Room

9' 8" x 5' 4" (2.95m x 1.63m)

Living/Dining Area

20' 3" x 14' 3" Max (6.17m x 4.34m Max)

Cloakroom

Master Bedroom

12' 8" x 13' 3" (3.86m x 4.04m)

En-Suite

Bedroom Two

11' 1" x 12' 3" (3.38m x 3.73m)

Bedroom Three

9' 4" x 12' 8" (2.84m x 3.86m)

Bathroom



1. One bedroom detached bungalow
2. Three bedroom detached bungalow
3. Three bedroom detached bungalow
4. Three bedroom detached bungalow
5. Three bedroom detached bungalow



Agents Notes (1)

Floorplans represent typical layouts of this property design. They are not shown to scale. Plot specifications, internal and external finishes, dimensions and differences to plots are dependent upon stage of build. Please check availability with a Sales Consultant before reservation. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Photographs used may be of an alternative plot or from the local area. Choices are subject to build stage.

Agents Notes (2)

Estate Management is via Temples and the annual charge is currently £250 per annum.



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Plot 2 Millers Way, Otley Ipswich

- BRAND NEW 3 DOUBLE Bedroom Detached Bungalow
- Large Single Garage And Additional Off-Road Parking, Electric Charging Point
- Impressive Open Plan Kitchen / Dining / Living Area
- Separate En-suite, WC & Utility Area
- Energy Efficient Air Source System With Underfloor Heating
- Bi-Fold Doors Leading Onto A Generous Rear Garden
- 10 Year NHBC New Homes Warranty
- Idyllic Countryside Location With Nearby Amenities

Tenure: Freehold EPC Rating: Exempt

£575,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
FLH105090 - 0009

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