

A stunning new development of just four bungalows by Beaully Homes, just a short walk from the centre of the desirable market town of Halesworth.

Prices From
£399,500 Freehold
Ref: P7308/J

Trefoil Place
Wissett Road
Halesworth
Suffolk
IP19 8FP



TREFOIL PLACE
HALESWORTH

An exclusive new development of just four 2 and 3 bedroom bungalows, with landscaped gardens, parking and garages, just a short walk from the centre of Halesworth.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Trefoil Place will be found along Wissett Road, just a short walk to the north of the centre of the desirable market town of Halesworth. The town is probably best known for its busy high street, including independent shops, cafés, pubs and restaurants. It also has a supermarket, post office, primary school, pharmacy, library and train station, which provides services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities, including the well regarded seaside resort of Southwold, historic Dunwich and the RSPB sanctuary at Minsmere. Snape, home of the Aldeburgh Festival, is approximately 15 miles away and offers a variety of shops, cafés and art galleries.

Description

Trefoil Place is an exclusive new development of just four bungalows, which are currently under construction by the local developer, Beaulieu Homes Ltd. Beaulieu Homes Ltd was formed in 2023 by Iain Jamie and Ben Whiting, who between them have over 50 years of experience in the house building industry in East Anglia. Beaulieu Homes wishes to establish itself as a developer of high quality homes of exacting standards in Suffolk and the surrounding area.

Internally, Beaulieu Homes will finish their properties to an extremely high standard with Mackintosh kitchen units, finished with stone or quartz worktops to the kitchen and utility rooms. Integral branded appliances will also be included - these may vary slightly from plot to plot, but will generally include a double oven with induction hob, fridge/freezer, dishwasher and wine fridge.

The external finishes at Trefoil Place, as depicted in the CGI's, will be in the traditional Suffolk vernacular, but complimented with contemporary styling, with a combination of brick and weatherboard elevations set beneath pantile roofs. For ease of maintenance there will be uPVC casement windows, fascias and soffits in pebble grey, together with solid timber front doors. Laufen Swiss sanitary ware will be fitted to bathrooms and en-suites, and flooring will also be provided throughout with tiling to the hallway, kitchen, dining area, utility and downstairs WC, Amtico flooring in the bathroom and en-suites together with carpets to the remaining areas. The gardens will include terraces and pathways laid with Indian sandstone, with the remainder laid to top-soil and seeded. Being newly constructed properties, each will be extremely energy efficient with an air-source heat pump serving underfloor heating throughout. A full summary of the proposed specification is available from the agents on request.

Each property will also benefit from a 6 year RICS Professional Consultant's Certificate, and the target build completion date is due to be late autumn/winter 2024.

Reservation

A reservation deposit of £2,000 will be required. For further conditions on the reservation agreement please speak to the selling agent.

Services

Mains electricity, water and drainage. Air source heat pump serving the underfloor heating system.

Predicted EPCs

Plot 1 - C (80)

Plot 2 - C (79)

Plot 3 - B (81)

Plot 4 - C (80)

Council Tax

To be assessed.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Viewing

Strictly by appointment with the agent.

Indicative Site Plan



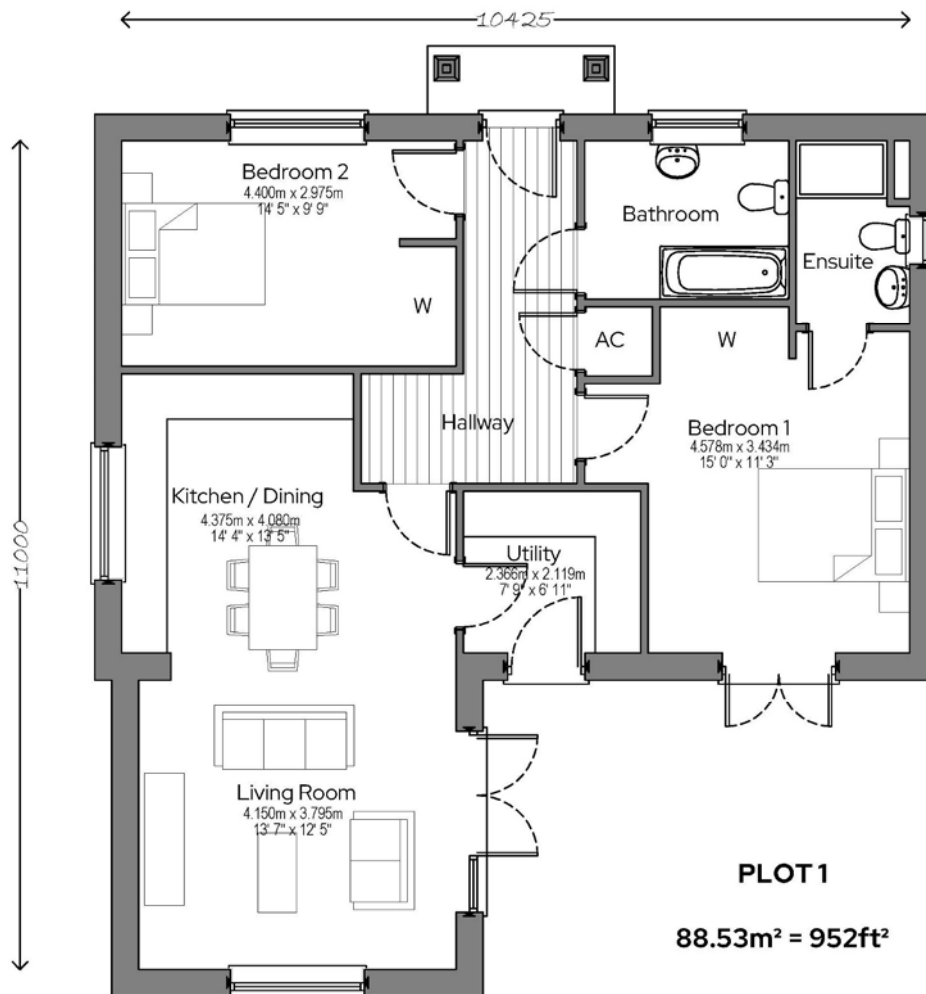
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note all measurements are taken from architect's plans, are approximate and subject to change during the build process. The CGI is for illustrative purposes only. Some of the external and internal photographs depict similar properties by the same developer and, again, are for illustrative purposes only.
4. Please note that the build completion dates are estimates only and may be subject to change.

June 2024

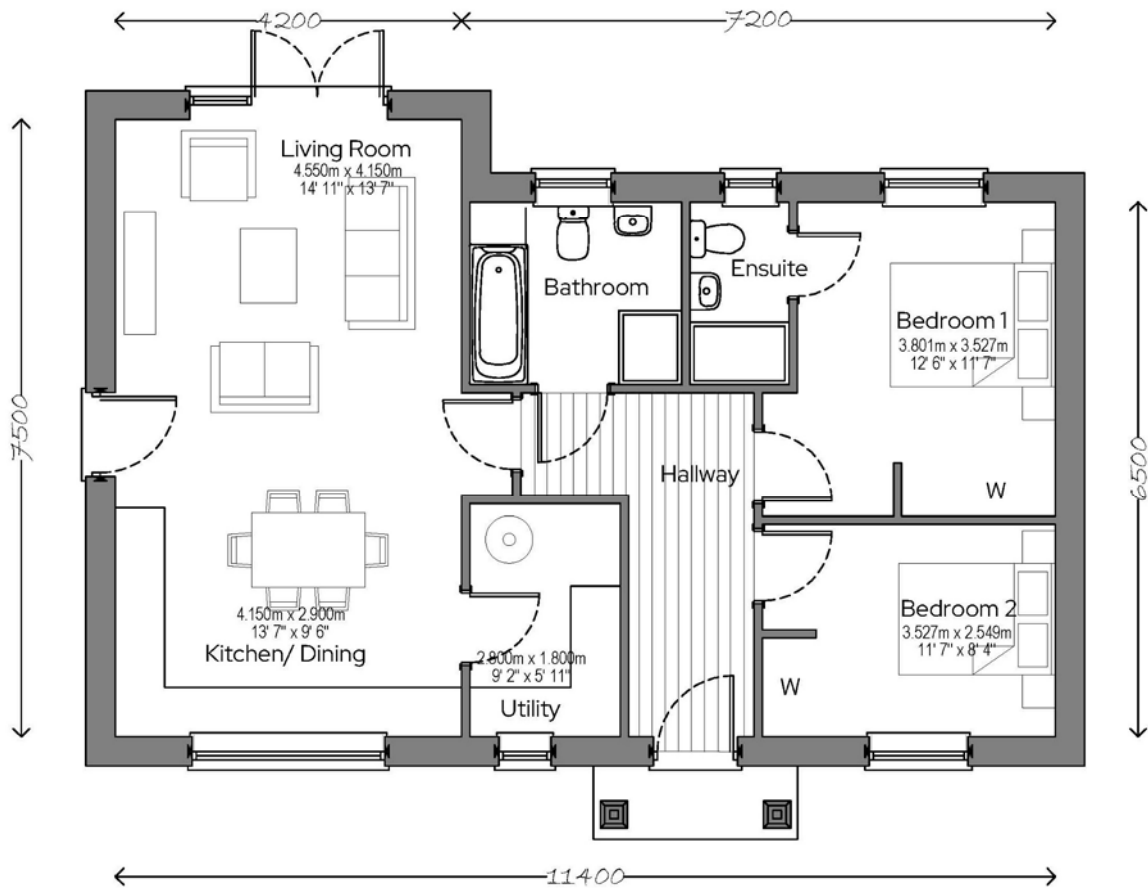
Plot 1 - 2 bedroom detached bungalow - £399,500

4 Trefoil Place, Wissett Road, Halesworth



Plot 2 - 2 bedroom detached bungalow - £399,500

3 Trefoil Place, Wissett Road, Halesworth

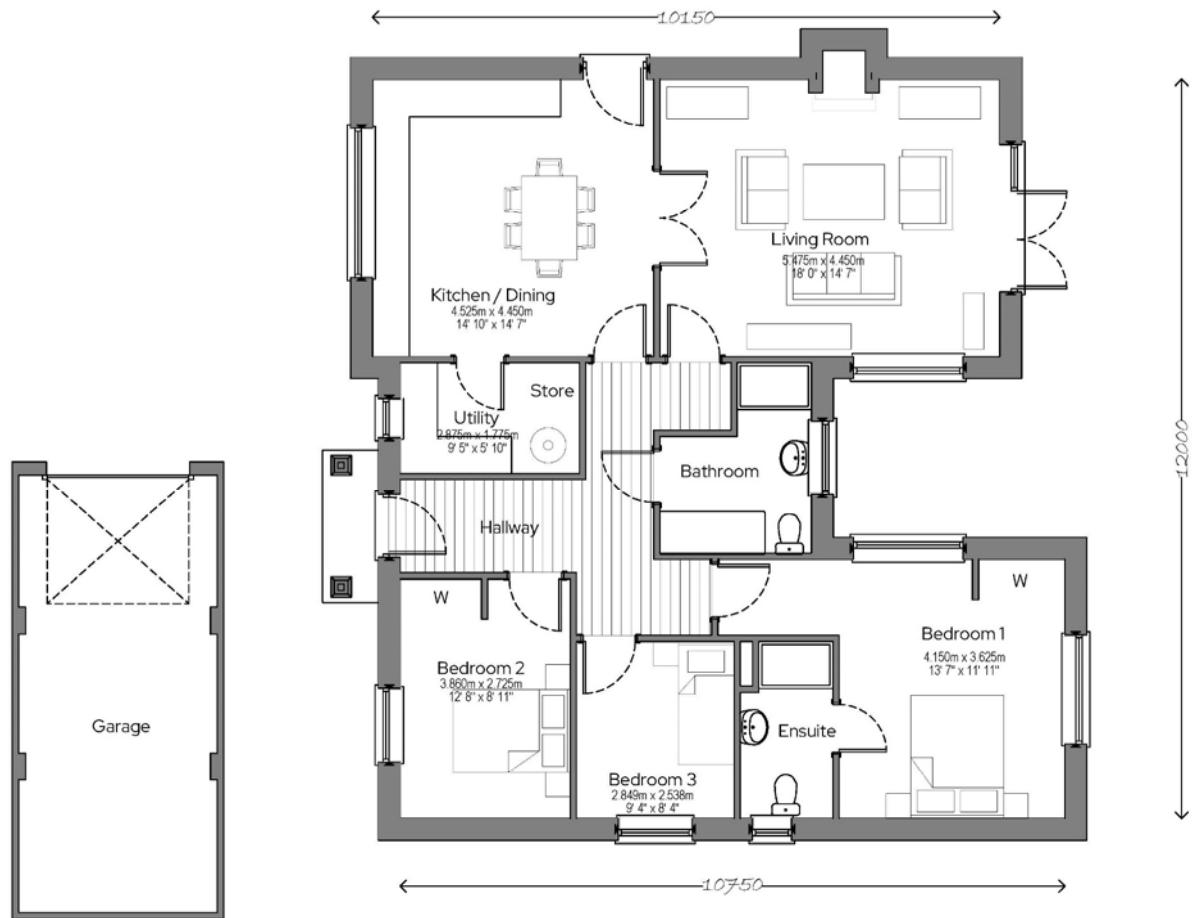


PLOT 2

78.3m² = 877ft²

Plot 3 - 3 bedroom detached bungalow - £499,500

2 Trefoil Place, Wissett Road, Halesworth

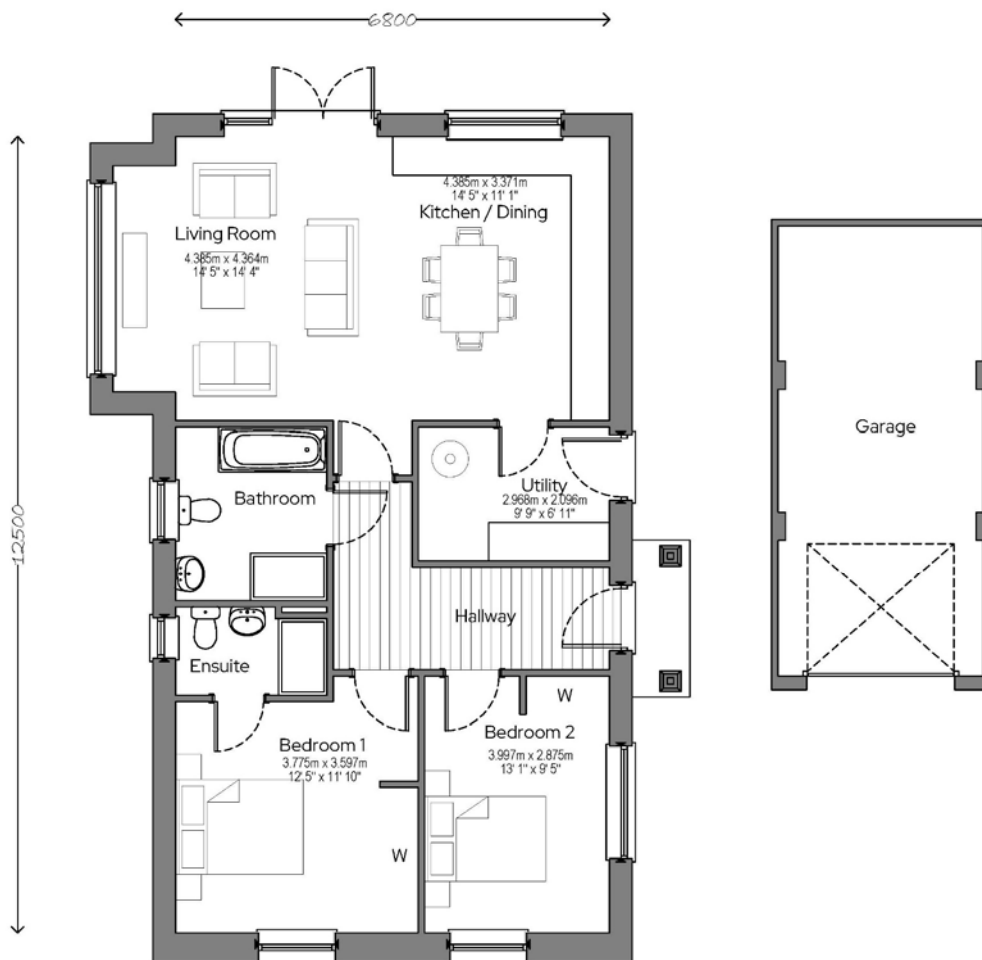


PLOT 3

112.77m² = 1213ft²

Plot 4 - 2 bedroom detached bungalow - £435,000

1 Trefoil Place, Wissett Road, Halesworth



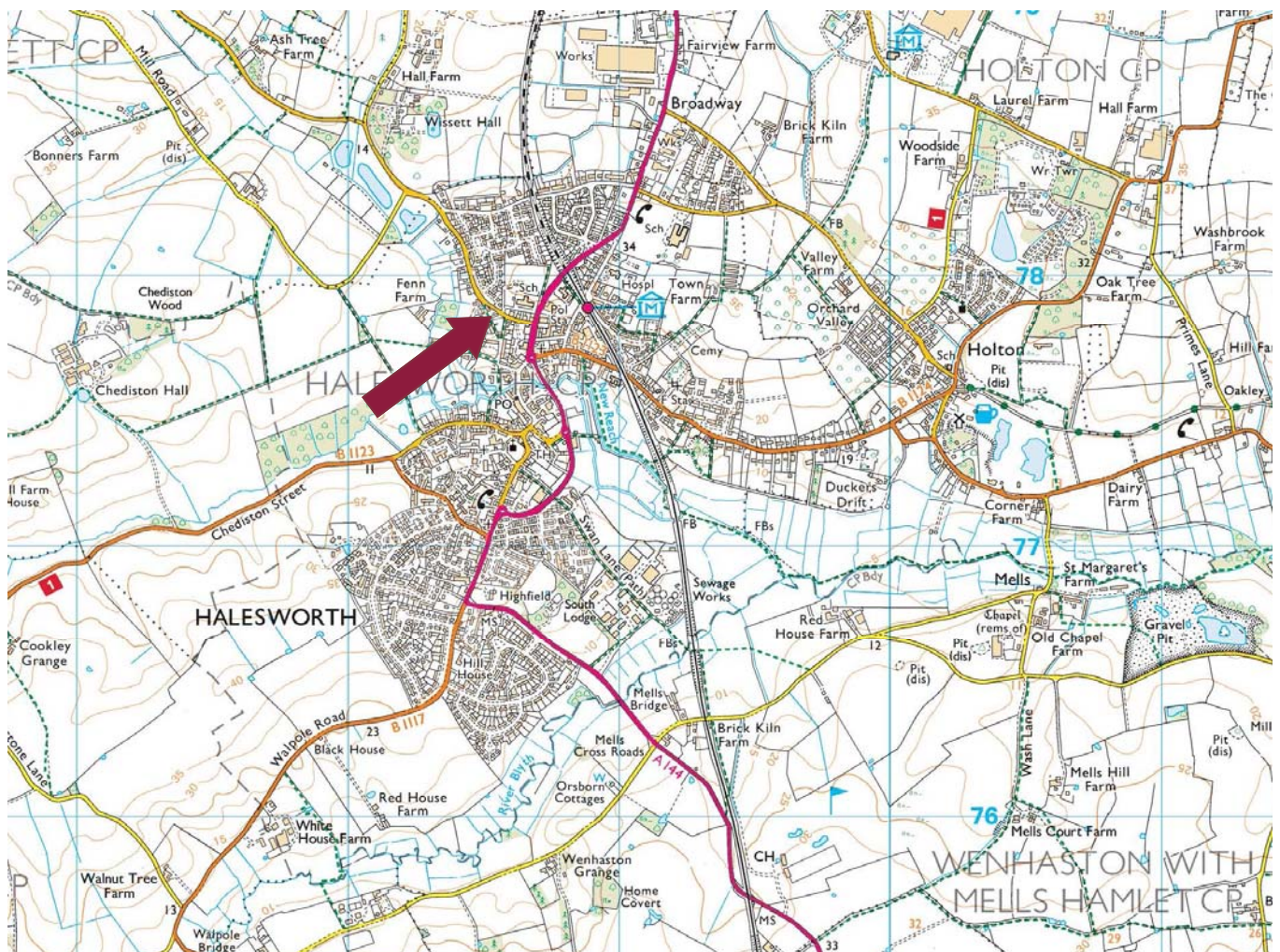
PLOT 4

88.5m² = 952ft²

Directions

Proceeding in a northerly direction on the A144 Norwich Road to the north of the town, turn left onto Wissett Road where Trefoil Place will be found a short way along the left hand side.

For those using the What3Words app: ///solutions.observer.positive



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist - please call 01728 746323.