



The Orchard – Plots 1 to 6
Kedington, Suffolk

**DAVID
BURR**

The Orchard - Plots 1 to 6, Kedington, Suffolk, CB9 7QR

A superb development of individual new homes by award winning developer EHA Group with a high specification, commanding a prominent position in this popular village within walking distance of amenities.

THE ORCHARD

The Orchard is the latest development from respected developer EHA Group. The development comprises a mixture of 3 and 4 bedroom homes and incorporates generous areas of shared open spaces and private gardens.

The development is situated in the vibrant and well-served village of Kedington which has its own doctor's surgery, village shop, primary school, public house and community centre all within walking distance. Kedington is conveniently situated 3 miles from Haverhill and 12 miles from Bury St. Edmunds.

Phase 1 comprises 6 individually designed homes due for completion in 2024 with phase 2 likely in 2025. Each property is finished with a generous specification including integrated kitchen appliances, stylish bathrooms and landscaped front and rear gardens.

**Contact the Clare office for reservation details:-
01787 277811, clare@davidburr.co.uk**



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SPECIFICATION:

Kitchen/Utility Room-

- Fully fitted contemporary Kitchen with a convenient soft close mechanism. Choice of kitchen doors, finishes, colours and handles available.
- Incorporating wall and base units under a Quartz worktop with undermount 1 ½ bowl sink and quality tap.
- Stainless steel oven with extractor, ceramic hob.
- Integrated fridge/freezer and dishwasher.
- Space and plumbing for washing machine and tumble dryer (varies between plots).
- Under unit LED lighting.
- Co-ordinated wall units with laminate worktop in Utility Room (Plots 4 and 6 only).

Bathrooms & En-Suite-

- Contemporary white sanitary ware.
- Glass and anthracite colour coated shower doors.
- Slimline shower trays (where applicable).
- WCs with efficient dual flush & soft close seats.
- Anthracite colour coated towel rail.
- Contemporary vanity unit.

Electrical, Plumbing, Heating, Lighting & Media-

- Extensive range of electrical sockets & TV points.
- Integrated recessed spot light to kitchen & bathroom.
- Wired for BT & internet provision.
- Energy efficient gas central heating with thermostatically controlled radiators.
- Chrome electrical sockets to hall, landing, kitchen and reception rooms.

Floor finishes-

- Choice of contemporary Ceramic floor and wall tiles to en-suite and bathrooms.
- Choice of contemporary high quality floor tiles to kitchen and hallway.
- Choice of quality carpet to reception, stairs, landing and bedroom. Option to upgrade to wood effect plank flooring in reception rooms.

Interior finishes-

- Contemporary doors with a white satin finish.
- Stair handrail with a white satin finish.
- Option of modern black finish ironmongery or brushed stainless steel.
- Contemporary skirting and architrave with white satin finish throughout.

External-

- Composite front door.
- Front and rear doors with multi point locking system.
- External light point to front and rear door
- White UPVC fascia and rainwater goods.
- Energy efficient white UPVC double glazed windows.
- Paving to entrance door.
- Tarmac paving with edging (where applicable).
- 6ft Close boarded timber vertical privacy fencing to rear boundaries.
- External water tap.
- Wired door bell.
- Landscaped garden, turfed or grass seeded.
- Garage with light and power (where applicable).

SERVICES:

Gas fired heating, main electricity, drainage and water. Local Authority - West Suffolk Council. Council Tax Band TBC.

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The Medlar, Plots 1 and 2

The Medlar is an attractive semi-detached property perfect for modern life, spacious and bright, the kitchen/dining room area creates an ideal space for entertaining. Four bedrooms and bathroom. Garden* and single garage.

Ground floor

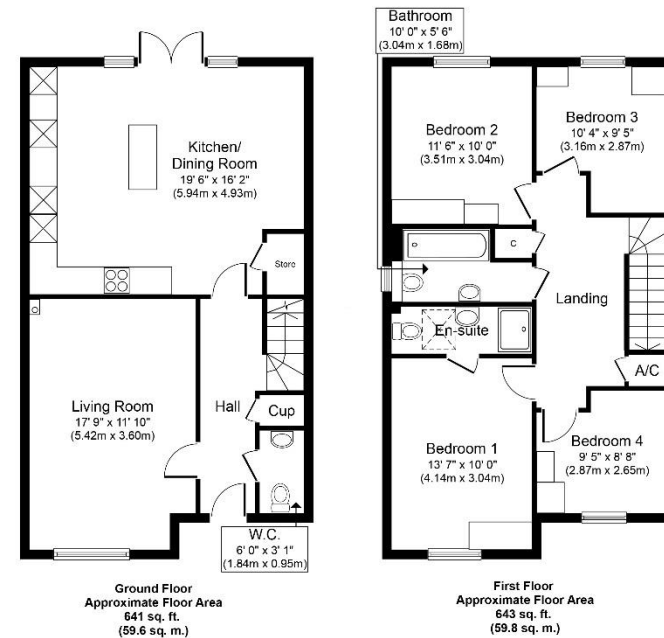
Entrance Hall
Cloakroom
Living Room
Kitchen/dining Room

First Floor

Master Bedroom (En-suite)
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Gross internal floor area: 1,282 sq.ft

*The garden image shown on marketing material is for illustration purposes only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mulberry, Plot 3

The Mulberry is an elegant detached property designed with modern living in mind, spacious and bright, the kitchen/dining room area creates an ideal space for entertaining. Four bedrooms and bathroom. Garden and single garage.

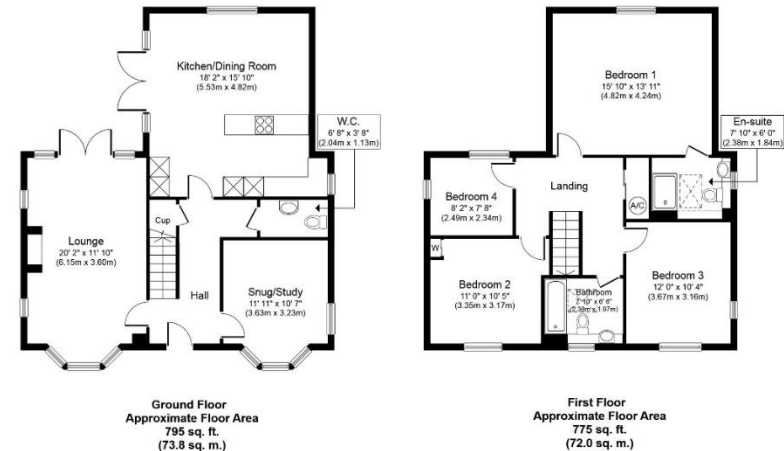
Ground floor

Entrance Hall
Cloakroom
Living Room
Kitchen/dining Room
Snug/study

First Floor

Master Bedroom (En-Suite)
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Gross internal floor area: 1,570 sq.ft



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The Claygate, Plots 4 and 6

The Claygate is an elegant detached four bedroom property that has been designed with comfortable, modern living in mind. Four bedrooms and bathroom. Garden and single garage.

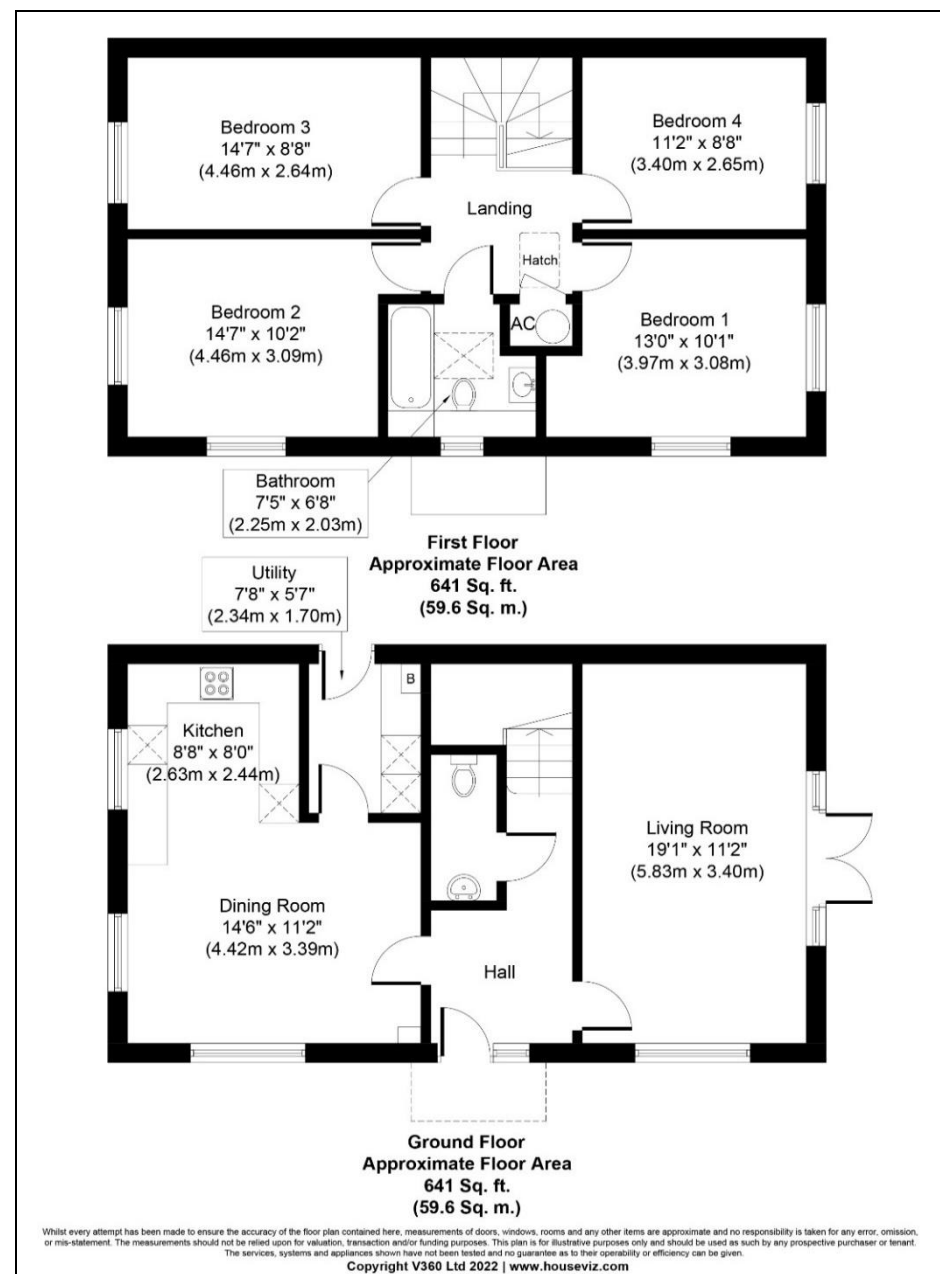
Ground floor

Entrance Hall
Cloakroom
Living Room
Kitchen
Utility Room

First Floor

Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Gross internal floor area: 1,282 sq.ft



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Plot 5, The Pearmain

The Pearmain is an attractive detached property perfect for modern life, spacious and bright, the kitchen/dining room area creates an ideal space for entertaining. Four bedrooms (En-Suite to Master) and bathroom. Garden and single garage.

Ground floor

Entrance Hall
Cloakroom
Living Room
Kitchen/dining Room
Study

First Floor

Master Bedroom (En-Suite)
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Gross internal floor area: 1,275 sq.ft

