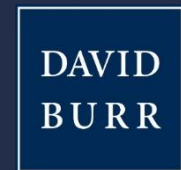




**Croft Meadow**  
**Little Wratting, Suffolk**  
A development by Freshwater Estates



## A superb gated development of individual new homes by Freshwater Estates.

Blending elements of traditional British heritage with contemporary, yet timeless design, we bring you Croft Meadow; a bespoke collection of seven three bedroom and two four bedroom homes situated within a small, private and gated development within Little Wrating. Each property is finished with a generous specification including integrated kitchen appliances, stylish bathrooms and a wide choice of finishes (subject to stage of construction).

Little Wrating is situated approximately 1 mile from the popular village of Kedington, which has a number of facilities including shops, pubs and a school. Kedington is located approximately 4 miles to the west of Clare and has easy access to Cambridge (20 miles), Stansted Airport (20 miles) and Bury St Edmunds (17 miles). Further amenities including supermarkets, schools, shops, restaurants and cinema are available locally in Haverhill.

**Freshwater Estates** is a family-owned Development Company specialising in bespoke developments that reflect each project's location focussing on attention to detail and an excellent standard of finish as well as using high-quality materials for their clients. Being a small company, clients are able to interact directly with their property's build progress and have as much or as little input as they wish, subject to stage of construction. All properties carry a 10 year structural warranty for added peace of mind.

Kitchen and living areas feature an open plan design, creating light-filled spaces to entertain or simply unwind in, whilst secure on-site parking and EV charging points provide added convenience – making Croft Meadow the ideal residence for modern living.

**Bespoke Finish** As a bespoke, local developer, Freshwater Estates has the added advantage of being able to offer you the choice to customise certain interior finishes. From the style of the kitchen cabinetry and worktops, to the bathroom tiling and lighting, your ideas can be realised to create a quality bespoke home, offered at an added premium, and in an off-plan purchase capacity. \*All properties come with a choice of standard finishes. Premium finishes may be subject to additional costs.

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.



# Croft Meadow, Little Wratting, Haverhill, Suffolk CB9 7UD



## Specification

### Kitchen

- Choice of laminate worktops from selection
- Choice of cabinetry finishes from selection
- Integrated washing machine, dishwasher, fridge/freezer, oven and microwave combi, ceramic hob.
- Choice of tiled splashback
- Choice of tiled flooring

### Sitting room

- BT broadband connection
- TV/aerial points

### Family Bathroom

- Shower over bath with glass shower screen
- Choice of fully tiled finish
- White sanitary ware with chrome fittings
- Electric chrome towel rail
- LED lit mirror with anti-mist and shaving point

### En-Suite

- Shower with slimline tray and glass screen.
- Choice of fully tiled finish
- White sanitary ware with chrome fittings
- Electric chrome towel rail
- LED lit mirror with anti-mist and shaving point

### Bedrooms

- TV/aerial points

### Finishes

- All rooms to be finished in white matt emulsion paint with white satin for the woodwork (skirting/architrave/doors)
- Timber internal doors, finish to be confirmed with chrome handles and fittings
- Deep skirting and architrave, painted white.
- Downlighters in kitchen, lounge, hallway and bathroom.
- Pendant lights in bedrooms.
- Patio and turfed garden.

### General

- Gas-fired combination boiler with smart thermostats (Hive or similar)
- Underfloor heating to the ground floor
- 'Ring' doorbell or similar
- Electric vehicle charging point (one per property)
- 10 year structural warranty with ICW
- Anthracite UPVC double glazed windows
- Anthracite aluminium Bi-fold doors to garden
- USB charging points throughout the property
- Block paved parking areas
- Carpets not included

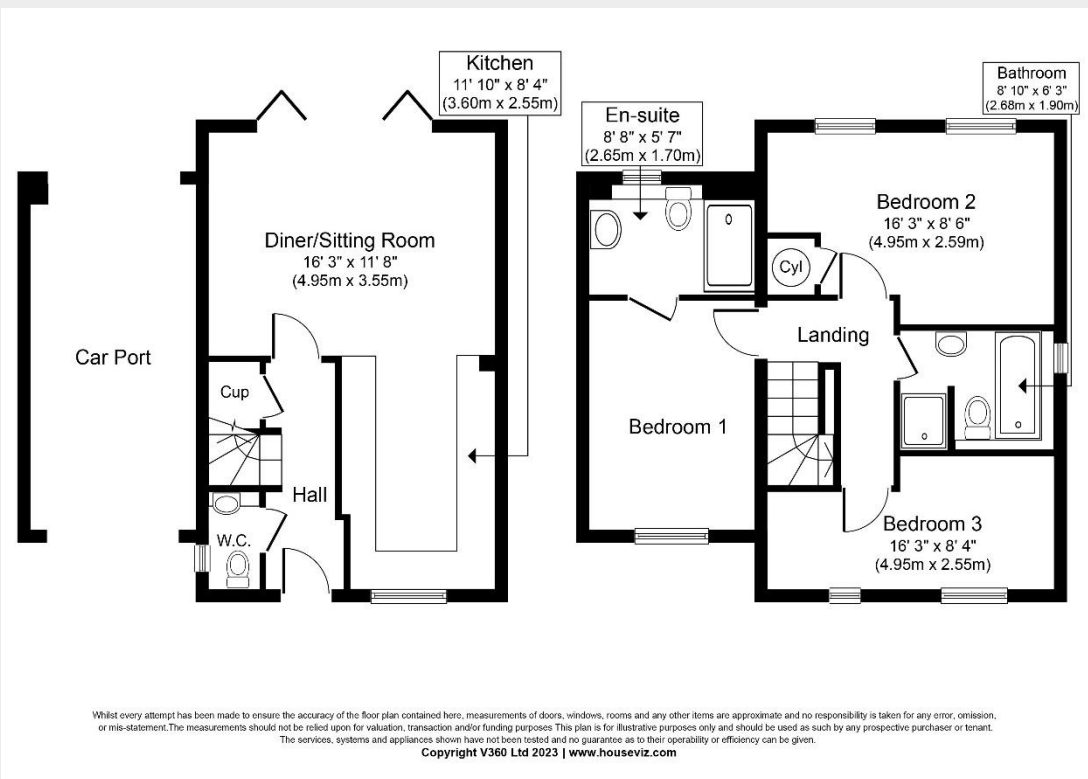
\*All properties come with a choice of standard finishes. Premium finishes may be subject to additional costs. \*Purchasers choice within the above specification is subject to the stage of construction.

# Croft Meadow, Little Wratting, Haverhill, Suffolk CB9 7UD

**Type 1 Croft Meadow is a 3 bedroom property comprising entrance hall, open-plan kitchen/sitting/dining room, cloakroom, family bathroom, en-suite to master bedroom. Garden, car port and EV charging point.**

## SERVICES

- Main drains, electricity, gas-fired heating (underfloor heating to the ground floor) and EV charging point.



- Plot 1 – Link Detached (945 sq.ft / 88 m2)**
- Plot 2 – Mid Terraced (945 sq.ft / 88 m2) Plot 2 is mirrored.**
- Plot 3 – Mid Terraced (945 sq.ft / 88 m2)**
- Plot 4 – Link Detached (945 sq.ft / 88 m2) Plot 4 is mirrored.**

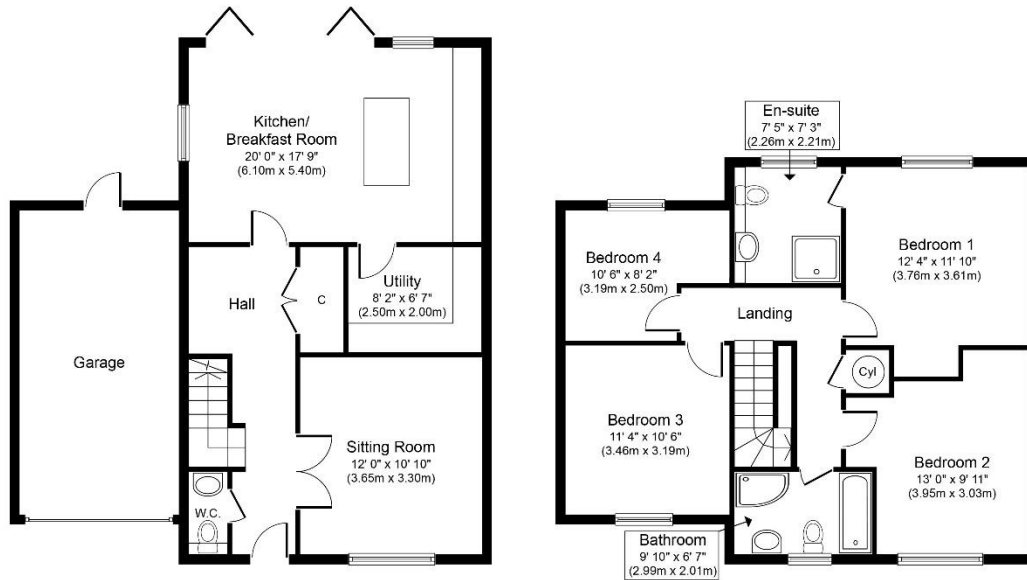
Kitchen	Bedroom 2
Sitting/dining Room	Bedroom 3
Bedroom 1	Bathroom
En-suite	Carport

# Croft Meadow, Little Wratting, Haverhill, Suffolk CB9 7UD

Type 2 Croft Meadow is 4 bedroom detached property comprising entrance hall, kitchen/diner, sitting room, utility room, cloakroom, family bathroom, en-suite to master bedroom. Garden, garage and EV charging point.

## SERVICES

- Main drains, electricity, gas-fired heating (underfloor heating to the ground floor) and EV charging point.



**Plot 5, Croft Meadow- Detached – 1,412 sq.ft (132 m<sup>2</sup>) RESERVED**  
**Plot 9, Croft Meadow – Detached - 1,412 sq.ft (132 m<sup>2</sup>) RESERVED**

Kitchen/Dining Room	Bedroom 2
Sitting Room	Bedroom 3
Bedroom 1	Bedroom 4
En-Suite	Bathroom
Garage	

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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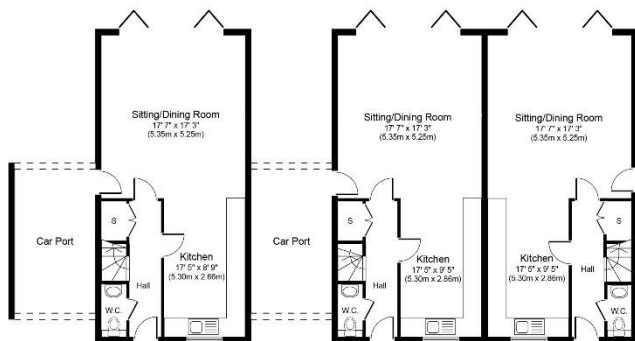
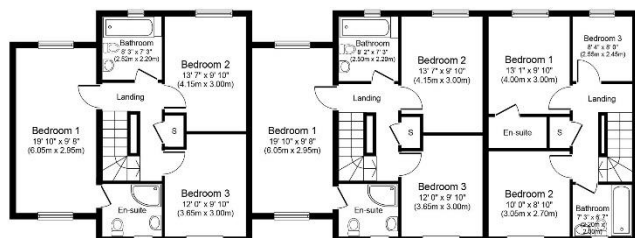
# Croft Meadow, Little Wratting, Haverhill, Suffolk CB9 7UD

**Type 3 Croft Meadow (plots 6 and 7) is a 3 bedroom property comprising entrance hall, open-plan kitchen/sitting/dining room, cloakroom, family bathroom, en-suite to master bedroom. Garden, car port and EV charging point.**

**Type 4 (plot 8) offers 3 bedrooms and one bathroom.**

## SERVICES

- Main drains, electricity, gas-fired heating (underfloor heating to the ground floor) and EV charging point.



**Plot 6, Croft Meadow – Link Detached – 1,272 sq.ft (119 m<sup>2</sup>) RESERVED**

**Plot 7, Croft Meadow – Mid Terraced - 1,272 sq.ft (119 m<sup>2</sup>)**

**Plot 8, Croft Meadow – End of Terrace - 1,065 sq.ft (100 m<sup>2</sup>)**

Kitchen	Bedroom 2
Sitting/Dining Room	Bedroom 3
Bedroom 1	Bathroom
En-Suite	Carport (6 & 7)

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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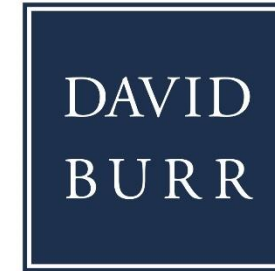






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Freshwater Estates, established in 2009, remains a family-owned and managed company. They provide uniquely designed homes finished to a high specification across Suffolk, along with personalised customer service and first-class aftercare. Committed to offering fully customisable fit outs to suit clients' needs and ensure no two home interiors are the same.



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Since 1995 David Burr has become synonymous with the finest homes across Suffolk, Essex and Cambridgeshire with a service level to match. Our regional offices are located in Clare, Bury St. Edmunds, Castle Hedingham, Newmarket, Long Melford, Woolpit and Leavenheath.

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