



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



## Plot 2 Ipswich Road, Grundisburgh, Woodbridge, IP13 £475,000 6TJ

THIS BRAND NEW BUILD, RUBY HOMES property is located in the popular village of Grundisburgh. This stunning detached home benefits from 3/4 bedrooms, bespoke kitchen/diner, utility room, cloakroom, living room, study/bedroom 4, en-suite to master bedroom, garage, additional car parking for 2 vehicles & landscaped gardens. CALL NOW TO VIEW.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

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### GRUNDISBURGH:

The property is situated within the village of Grundisburgh four miles west of Woodbridge. The village also provides a Post Office, General stores, a doctors' surgery, a playing field with an all-weather tennis court and a bowls club and a Primary School. For further facilities Woodbridge is easily accessible, is an excellent town for local shops boutiques, restaurants, cafes and public houses, Woodbridge enjoys being on the bank of the River Deben and has superb sailing and rowing facilities. and it also has rail connections to Ipswich through to London Liverpool Street.

### FRONT ENTRANCE DOOR:

### ENTRANCE HALLWAY:

Stairs to first floor, storage cupboard and doors to....

### CLOAKROOM:

Low level W/C and wash hand basin set into vanity cupboard.

### LIVING ROOM: 19' x 10'8" (5.79m x 3.25m )

Window to front and rear.

### STUDY/BEDROOM 4: 8'2" x 7'3" (2.49m x 2.21m )

Window to front.

### KITCHEN/DINER: 18'4" x 12'2" (5.59m x 3.71m )

Window to side and bifold doors to rear garden. Range of wall and base units with work surfaces over. Built in eye level oven and hob with extractor over. Built in dishwasher. LVT flooring and door to...

### UTILITY ROOM: 7'7" x 5'3" (2.31m x 1.60m)

Door to outside, wall mounted boiler, space for washing machine and wall and base cupboards.

### LANDING:

Velux window, loft access, radiator and doors to...

### BEDROOM 1: 17'5" x 10'8" (5.31m x 3.25m)

Window to front and two velux windows to rear, radiator and door to....

### EN-SUITE:

Corner shower cubicle, low level W/C, wash hand basin set into cupboard and heated towel rail.

### BEDROOM 2: 15'9" x 10'2" (4.80m x 3.10m )

Window to front and radiator.

### BEDROOM 3: 12'10 x 8'10" (3.91m x 2.69m )

Two velux windows to rear and radiator.

### BATHROOM:

Window to side, bath with shower over, wash hand basin set into cupboard, low level W/C and heated towel rail.

### OUTSIDE:

To the front of the property the garden has been turfed and landscaped. There is off road parking for two vehicles and a driveway leading to a single Garage. There is a gate leading to the rear garden.

### AGENTS NOTE:

We have been informed by the vendor of the following information:

Benchmark kitchen with solid oak worktops  
Bosch oven, hob and extractor  
Bosch dishwasher  
Recessed LED downlights to kitchen and bathrooms  
Suffolk Oak internal doors

