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#### 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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





# 5 The Rookery, Creeting St Mary, IP6 8TU

£395,000

This exclusive 3 bedroom detached property is one in a group of beautiful homes on a new development located in the village of Creeting St Mary in Suffolk. The property includes Airs source pump heating, underfloor heating on ground floor, over 1150 sqft.









## 5 The Rookery, Creeting St Mary, Suffolk, IP6 8TU

#### **CREETING ST MARY:**

Creeting St Mary is a charming village located in Suffolk, England, with close proximity to the A14. Known for its picturesque countryside and historical charm, the village is home to the Church of St Mary, with a rich history dating back to the medieval period. This quaint village offers a peaceful retreat with its beautiful landscapes, traditional English cottages, and a warm, welcoming community. Creeting St Mary is a perfect example of rural English life, where history and tranquility come together.

#### KITCHEN:

Range of kitchen choices with solid worktops on certain plots

Single Oven, 4 burner hob and extractor fan fitted, integrated dishwasher and fridge freezer on certain plots

Plumbing for washing machine

Howdens kitchens Clerkenwell Gloss as standard range included.

Camaro flooring to all wet areas (kitchen, utility, en-suite, bathroom and cloakrooms) only

#### **ELECTRICAL:**

Recessed LED downlights to kitchen areas and bathrooms Outside lighting to front and rear on certain plots Double socket outlets

#### **PLUMBING AND HEATING:**

Air Source Heat Pump central heating to underfloor ground floor & radiators first floor.

White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat Outside tap where possible

#### **CARPENTRY:**

Molded skirting and architraves painted white White painted staircase with oak handrail Suffolk Oak doors with chrome effect handles

#### **CEILINGS:**

Ceilings smooth throughout

#### **WALLS/TILING:**

Kitchen - worktop upstand and choice ofstainless steel or glass splashback to ovens\* Bathroom - half-height all round and full height to bath and shower areas En-Suite with bath — full-height to shower cubicle and half-height all around\* Cloakroom — half height all round

#### **OTHER ITEMS/GARDEN:**

Close boarded fencing/post and rail fencing where applicable UPVc windows with aluminum bio-folds and composite part glazed front door Rear garden cleared, rotavated and topsoiled where applicable All internal walls painted white Driveways in 3 sized tegula paving blocks

#### **WARRANTY:**

Professional consultants certificate - valid for 6 years

#### **RESERVATIONS:**

Secure your preferred plot by contacting the us on 01449 613678, complete the reservation agreement and reserve your preferred plot by payment of a non refundable £1000. T & C's full details and a sample reservation can be provided once an offer has been agreed.

#### NOTE:

Manufacturers, suppliers, appliances, materials and colours are all subject to variation.

### **AGENTS NOTE:**

GCI Images used for other properties on site. Carpets not included.

#### **NEEDHAM MARKET:**

Hamilton Smith Needham Market 01449 722 242 needham@hamilton-smith.com www.hamilton-smith.com















