



THE WILLOWS

BEDFIELD • SUFFOLK



DEVELOPMENTS



'Passionate about building homes people love to live in. Our approach has always been to deliver quality and comfort.'

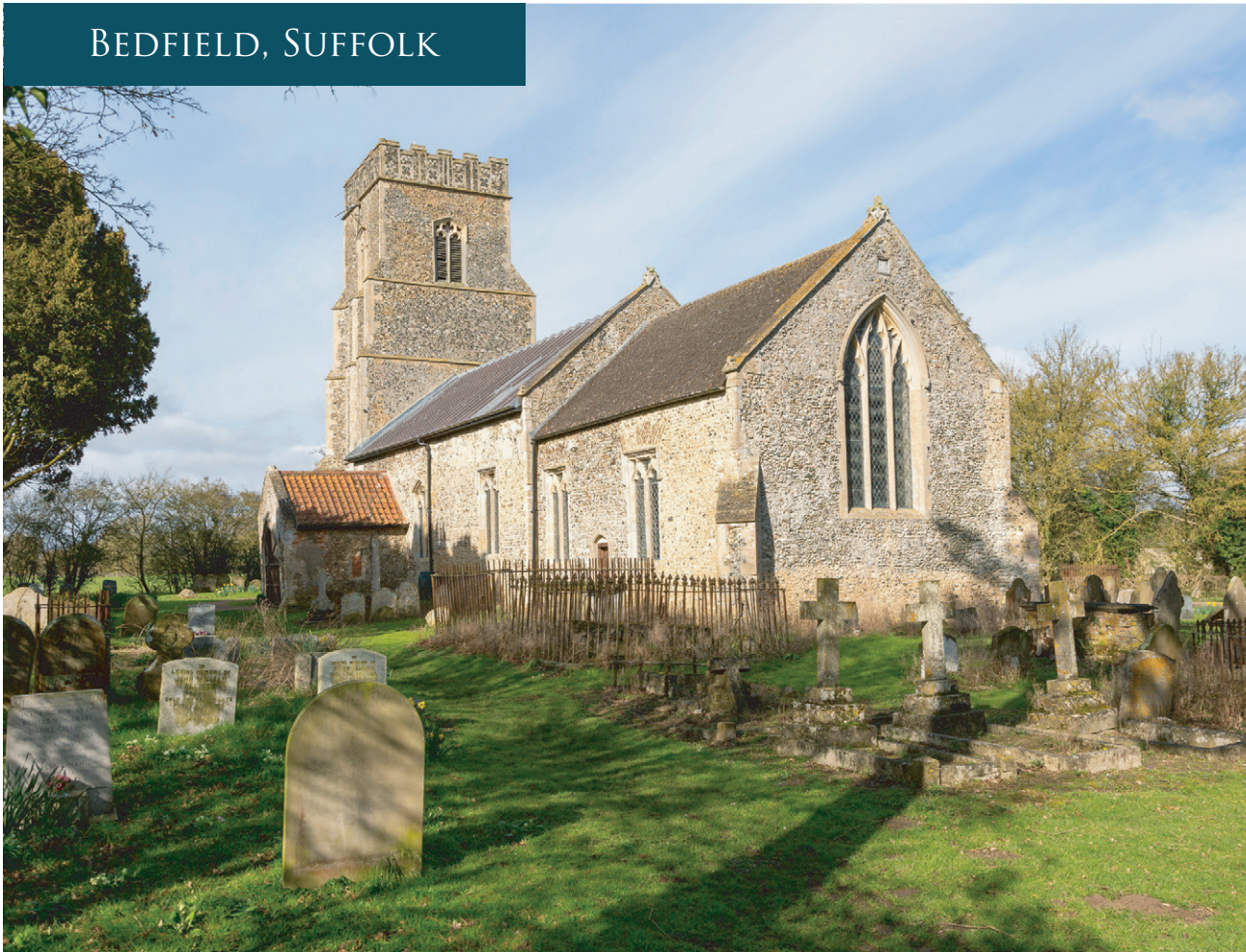
We've made a commitment to creating environmentally sensitive and sustainable developments and follow best practice principles throughout the planning, design and building stages.

Our ethos is to build properties that are architecturally individual blending both traditional and contemporary styles whilst enhancing the environments in which they are situated.

Using the best materials with focus on low maintenance and durability result in achieving A-rated credentials in all our new build homes across Norfolk and Suffolk.



BEDFIELD, SUFFOLK



IDYLIC COUNTRY LIVING

The Village of Bedfield is set in beautiful countryside between the towns of Framlingham and Debenham. The village has a Church, Primary School, brand new children's play area, sports field, tennis court and a Community Club. The well-known market town of Framlingham is located less than 5 miles away and features a twelfth-century castle and church, the Market Hill, excellent variety of independent shops, supermarket, public houses and restaurants. It is also the site of a twice-weekly market selling fresh fish, bread, fruit and vegetables.

There are several Outstanding schools in the proximity, namely independent Framlingham College, the award-winning state secondary school Thomas Mills and a primary school. For commuters, the main railway station at nearby Diss provides direct services to London's Liverpool Street Station in just over an hour, as well as connections to Ipswich and Norwich. The charming coastal towns of Southwold, Aldeburgh and Thorpeness are also within the immediate vicinity.



THE DEVELOPMENT



Maps are not to scale and are for illustrative purposes only. All information is given as a guide only.



THE WILLOWS

BEDFIELD • SUFFOLK

- Plots 1, 4 & 6 - The Orford
Three bedroom detached single storey home with integral garage
- Plot 2 - The Kersey
Three bedroom detached single storey home with detached garage
- Plot 3 - The Lavenham
Three bedroom detached single storey home with integral garage
- Plot 5 - The Cavendish
Three bedroom detached single storey home with integral garage
- Plot 7 - The Bures
Four bedroom detached single storey home with integral garage



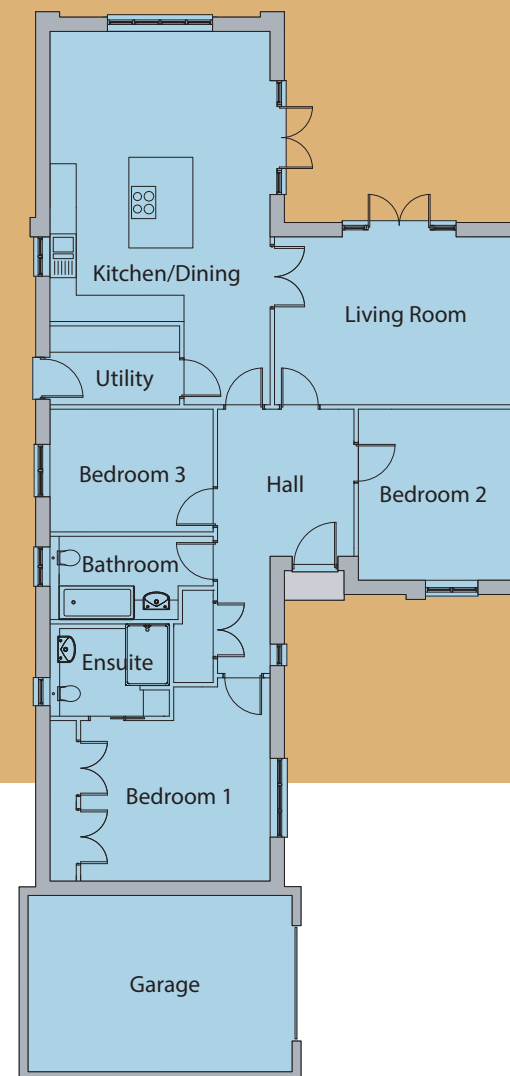
THE ORFORD, PLOTS 1, 4, 6



Three bedroom detached single storey home with integral garage.

Living Room - 22 sqm	Bedroom 1 - 27 sqm
Kitchen/Dining - 39 sqm	Bedroom 2 - 14 sqm
Utility - 6 sqm	Bedroom 3 - 11 sqm
Hallway - 16 sqm	Bathroom - 7 sqm

The artist's impression is intended only for illustrative purposes only. The floor plans are for identification and illustrative purposes only and are not to scale. All areas dimensions and measurements shown are approximate and layouts shown are given as a guide only.



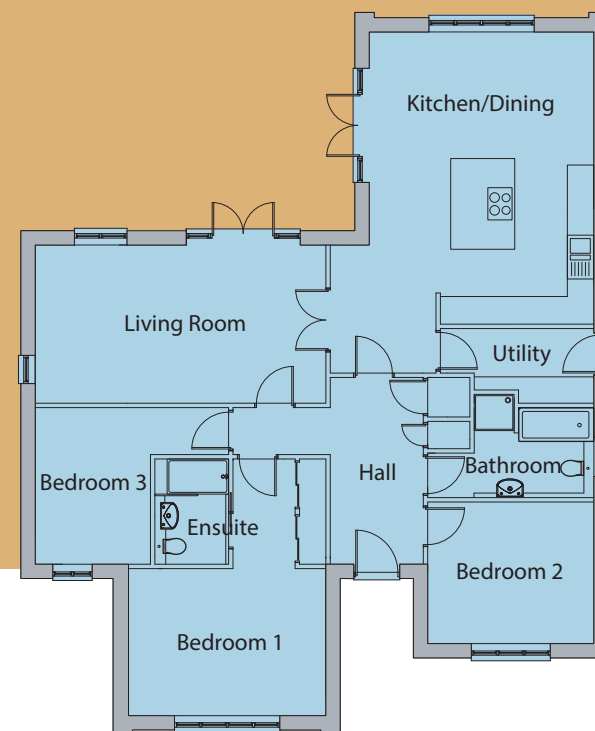
THE KERSEY, PLOT 2



Three bedroom detached single storey home with detached garage.

Living Room - 24 sqm	Bedroom 1 - 26 sqm
Kitchen/Dining - 40 sqm	Bedroom 2 - 13 sqm
Utility - 6 sqm	Bedroom 3 - 12 sqm
Hallway - 14 sqm	Bathroom - 8 sqm

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THE LAVENHAM, PLOT 3

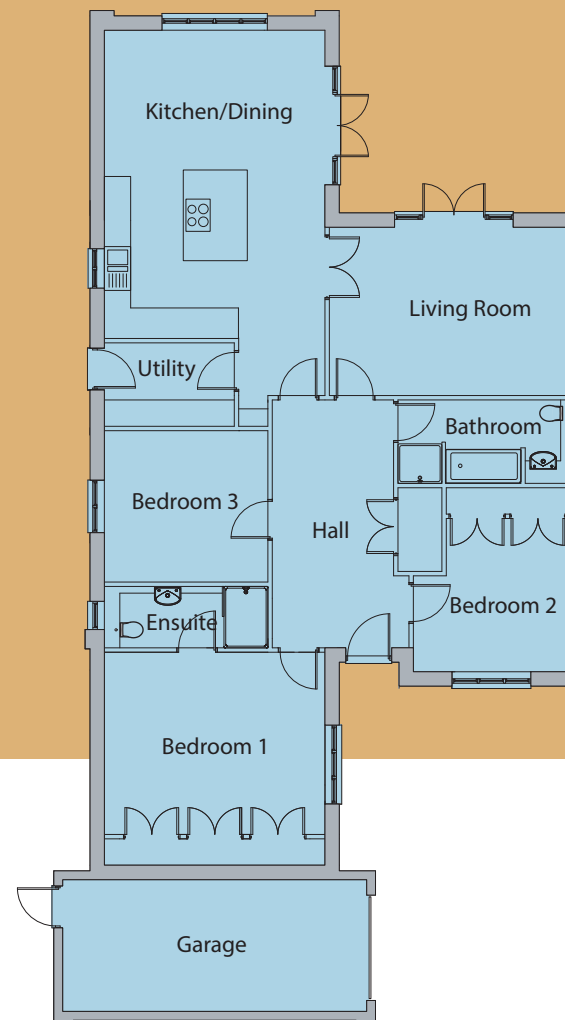


AYAN STUDIOS

Three bedroom detached single storey home with integral garage.

Living Room - 22 sqm	Bedroom 1 - 31 sqm
Kitchen/Dining - 41 sqm	Bedroom 2 - 14 sqm
Utility - 6 sqm	Bedroom 3 - 13 sqm
Hallway - 19 sqm	Bathroom - 9 sqm

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THE CAVENDISH, PLOT 5

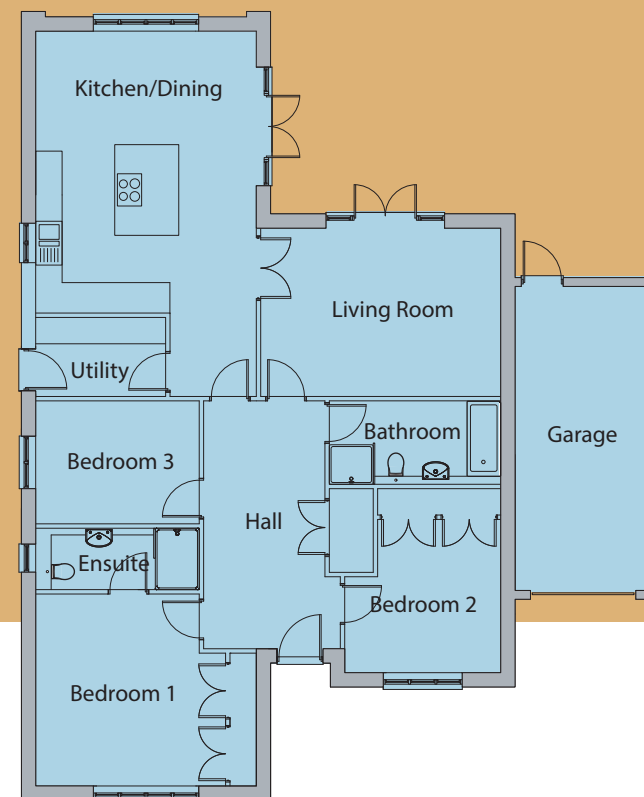


AYAN STUDIOS

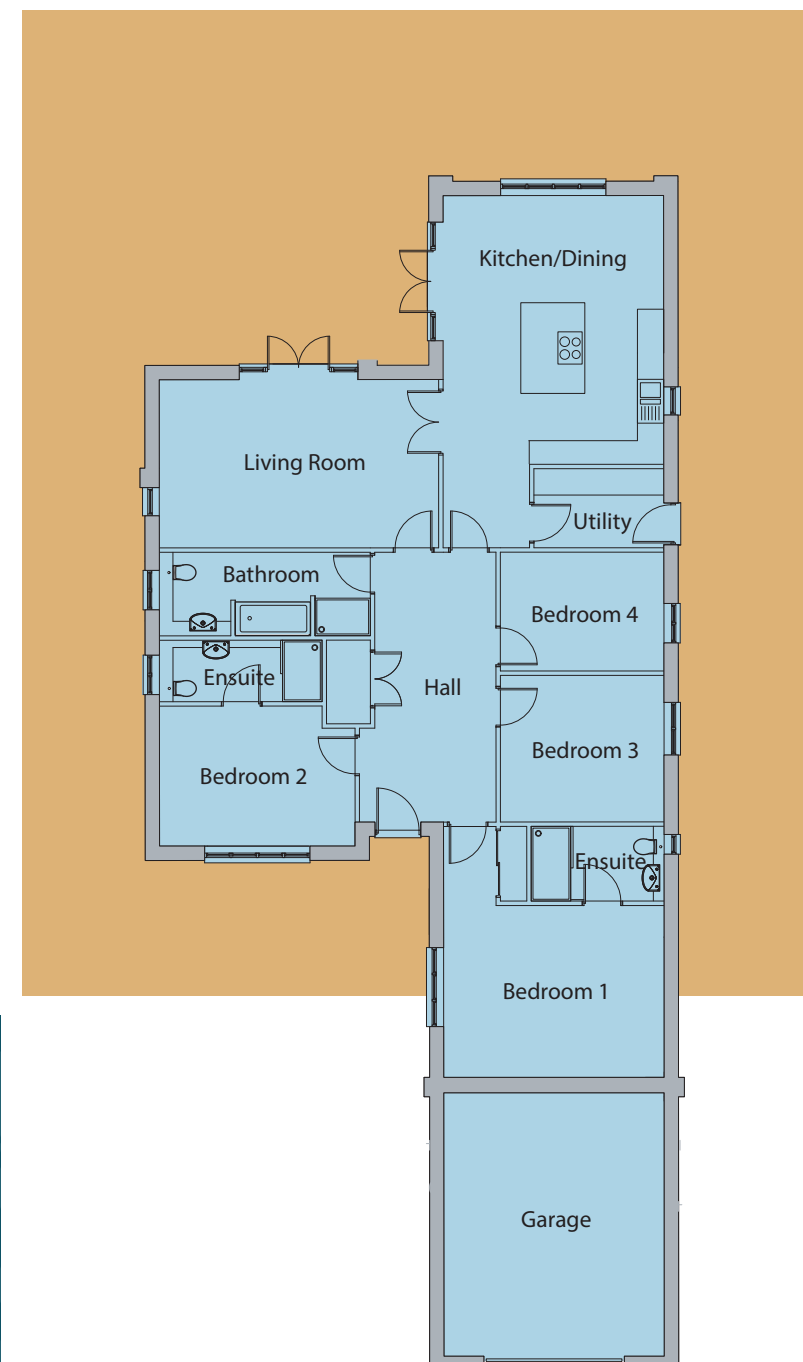
Three bedroom detached single storey home with integral garage.

Living Room - 22 sqm	Bedroom 1 - 27 sqm
Kitchen/Dining - 37 sqm	Bedroom 2 - 14 sqm
Utility - 6 sqm	Bedroom 3 - 11 sqm
Hallway - 19 sqm	Bathroom - 9 sqm

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THE BURES, PLOT 7



Four bedroom detached single storey home with integral garage.

Living Room - 26 sqm	Bedroom 1 - 30 sqm
Kitchen/Dining - 36 sqm	Bedroom 2 - 21 sqm
Utility - 6 sqm	Bedroom 3 - 13 sqm
Hallway - 21 sqm	Bedroom 4 - 11 sqm
	Bathroom - 10 sqm

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SPECIFICATIONS

EXTERNAL CONSTRUCTION

- Quality hand-moulded Vandersanden tumbled farmhouse bricks
- K-Rend Polar white render
- Premium weatherboard cladding
- Bespoke clay roof tiles
- Durable galvanised guttering and downpipes
- Garden walls (Plots 2&3)

KITCHEN AND UTILITY ROOM

- Vaulted ceilings to kitchen/dining areas
- Large selection of individually designed quality kitchens and work surfaces
- All cabinet doors and drawers include soft-close mechanism
- Quartz worktops with upstands offered throughout
- Stainless steel or composite choice of sink options
- Fully integrated Bosch appliances including ceramic induction hob, fridge/freezer, dishwasher, oven
- Smart-operated ambient lighting throughout
- Choice of Porcelanosa floor tiles
- Space for washing machine and tumble dryer in Utility room

BATHROOM

- Premium contemporary sanitaryware
- Vanity units throughout
- Full-height Porcelanosa tiling to shower areas
- Modern back to wall toilets with concealed cisterns, soft close seats and chrome flush plates
- Dual-fuel heated towel rails
- Shaver points

HEATING, LIGHTING AND ELECTRICAL

- Ultrafast Fibre to the premises internet in all plots
- Energy efficient Mitsubishi Ecodan Air source heat pump
- Underfloor heating throughout
- Smart touch screen multi-zone heating controls
- Outside water taps to each property

BEAUTIFUL HOMES WITH A MODERN TOUCH





- Mix of downlights, wall lights and pendants
- Attractive external lighting to front, rear of house and garages
- Lighting and electric sockets to garages
- Cat 6 data network points
- TV points to lounge, kitchen/diner and bedroom
- In-roof PV solar system
- Electric charging point preparation
- Electric remote operated roller garage doors

WINDOWS, DOORS AND INTERNAL FINISHES

- Double glazed flush casement windows
- French doors leading to patio
- High quality solid timber core composite front doors
- Oak panelled internal doors
- Bespoke fitted wardrobe to master bedroom
- Brushed chrome ironmongery throughout

GARDEN AND BOUNDARIES

- Fully landscaped front gardens including planted beds, hedges and trees
- Block paved driveway
- Mix of fencing to boundaries and hedging
- Porcelain slabbed large sun terrace to allow seamless inside/outside modern living

WARRANTY

- 10-year Structural warranty

ENERGY PERFORMANCE

- Predicted A-rated

This specification is only meant as a guide, some items may vary from plot to plot. Please check with our Sales Negotiator for further details.

HOW TO FIND US

You'll find The Willows at:

Willows Close, Southolt Road, Bedfield, Woodbridge,
Suffolk, IP13 7FL.

Transport links to nearby towns, cities, and further afield.

BY CAR

- FRAMLINGHAM 11 Mins
- DISS - 21 Mins
- IPSWICH - 28 Mins
- WOODBRIDGE - 30 Mins
- BURY ST EDMUNDS - 42 Mins
- THETFORD - 45 Mins
- NORWICH - 50 Mins

BY TRAIN - From Diss Train Station

- NORWICH - 17 Mins
- IPSWICH - 19 Mins
- LONDON - 1 Hr 13 Mins



WSB
DEVELOPMENTS

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Find us on



Maps are not to scale and are for illustrative purposes only. All distances and directions are estimated and have been taken from [google.co.uk/maps](https://www.google.co.uk/maps) and the national rail website. All information is given as a guide only.

Selling agent



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Brochure design by Saltbox Design. www.saltboxdesign.co.uk

A DEVELOPMENT BY

