



70 All Saints Road

Fine & Country are extremely proud to present this impressive new build detached four-bedroom property. Thriving with modern elegance and spacious yet traditionally designed accommodation, the home is part of a select three-house development positioned on the edge of Creting St. Mary, a Suffolk village close to the A140 and A14. The home is close to Needham Market Train Station and falls in the desirable Debenham High School catchment area.

The property is around 2,300 sq. ft and has been built with no expense spared, exceeding the needs of the modern family. Downstairs the open plan kitchen and dining room is fully equipped with Neff appliances while two of the bedrooms have their own access to ensuite facilities upstairs. This immaculate home's positioning lends itself extremely well to the landscape providing expansive field views to the front and rear.





FINE & COUNTRY

Key Features

- External outer wall cladded partially with treated durable cedar wood.
- Spacious living areas.
- High specification open plan kitchen / dining area.
- Double Glazed windows throughout the property.
- Garage with roller door and private driveway.
- Field views to the front & rear.
- 2,300sq ft of accommodation.
- Debenham High School catchment area.

GROUND FLOOR

GARAGE - Large garage with roller door, electrical supply and lighting, door leading to utility room and kitchen.

ENTRANCE HALL - Beautifully tiled floor with underfloor heating.

STUDY - Double glazed window with view to the front of the property, carpeted floors, underfloor heating and spot lights.

CLOAKROOM - Double glazed window with view to the front of the property, Tiled floor with underfloor heating, vanity with inset wash basin, close coupled W/C, extractor fan and spot lights.

SITTING ROOM - Double glazed patio doors leading to the rear of the property, carpeted floors with underfloor heating, window with a view to the side of the property, spotlights, fireplace with solid wood lintel, slate hearth with multi-fuel wood burner and solid wooden doors leading to:

KITCHEN/DINING ROOM - No expense spared open plan kitchen, large storage cupboard and large pantry with built in shelves and drawers, triple glazed patio doors leading to the rear of the property, tiled floor with underfloor heating, marble work surfaces, lower and overhead matching cupboards, island with drawer storage units, NEFF induction cooker, ceiling mounted Elica extractor fan, double oven, built in dishwasher, built in fridge/freezer, built in wine cooler, Franke kitchen sink with stainless steel mixer tap, two double glazed windows to the rear of the property and door to:

UTILITY ROOM - Matching base units to the kitchen, marble work surfaces, space for washing machine and dryer, tiled floor with underfloor heating, extractor fan, separate cupboard with boiler and components, Franke kitchen sink with stainless steel mixer tap, door to garage and door to the side of the property.





FIRST FLOOR

LANDING - Stunning embedded solid oak and glass staircase, Electric Velux window, double glazed window to the front of the property, spot lights, carpeted floors, large radiator and spacious storage cupboard.

LOFT - Insulated hatch with folding Loft ladder, completely insulated and boarded.

MASTER BEDROOM - Carpeted floors, large radiator, double glazed large window with view to the back garden and open fields, spots lights and USB electrical/TV sockets, Dressing Room with modern open and closed-door wardrobes, carpeted floors leading to:

EN-SUITE - LED mirror with 240-volt shaver socket, spot lights, extractor fan, double glazed window to rear garden, Tiled shower enclosure with Aqualisa digital shower, vanity with inset wash basin, close coupled WC and towel rail radiator.

BEDROOM 2 - Carpeted floor, spot lights, radiator, two double glazed windows with a view to the rear garden and open fields, Including EN-SUITE with vanity inset wash basin, close coupled WC, LED mirror with 240-volt shaver socket, extractor fan, tiled shower enclosure and Aqualisa digital shower.

FAMILY BATHROOM - Tiled floor, extractor fan, spot lights, double glazed window to the side of the property, large bath with Aqualisa digital shower, vanity with inset wash basin, close coupled WC and towel rail radiator.

BEDROOM 3 - Carpeted floor, radiator, double glazed window to front of the property, built in wardrobe and spot lights

BEDROOM 4 - Carpeted floor, radiator, double glazed window to front of the property, built in wardrobe and spot lights

Council Tax - Mid Suffolk District Council.

Services - All main services connected to the property.

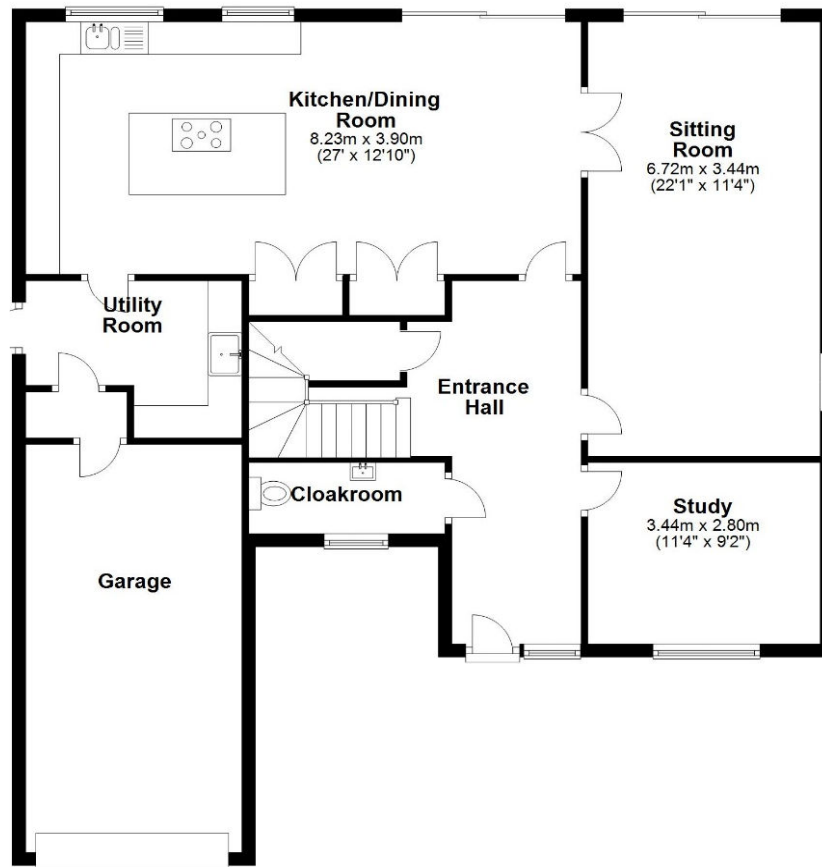
Possession - Vacant possession on completion.

Viewings - Viewings strictly by prior appointment through the vendor's sole agents Fine & Country Ipswich: +44(0)1473 289700

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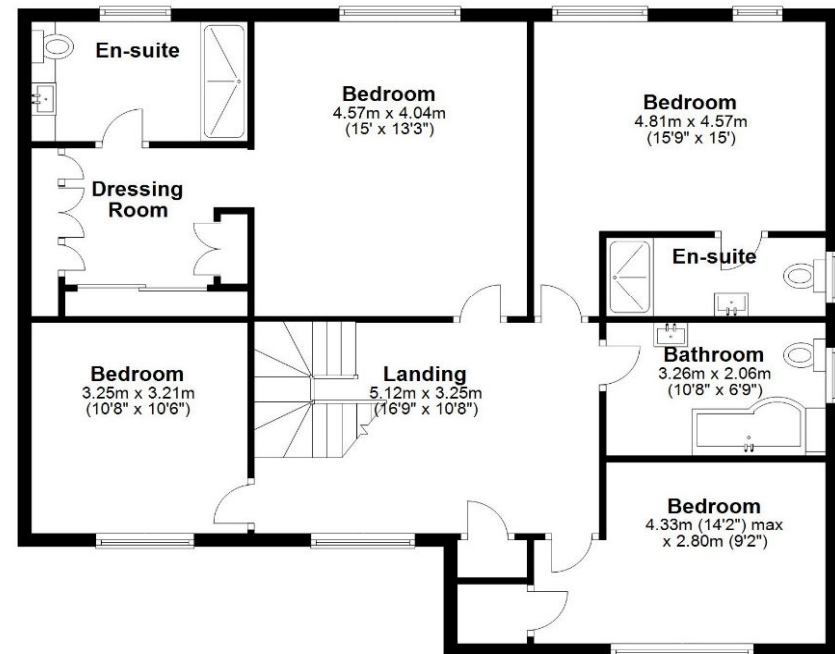
Ground Floor

Approx. 118.4 sq. metres (1274.6 sq. feet)



First Floor

Approx. 102.6 sq. metres (1104.5 sq. feet)



Total area: approx. 221.0 sq. metres (2379.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



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