

THE DRIFT

CAPEL ST MARY, IPSWICH IP92DU

Grier & Partners

— LAND AND ESTATE AGENTS —

Thorcross Builders are proud to present
an exceptional pair of three bedroom detached homes
in the sought-after village of Capel St Mary.



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INTRODUCTION

The final phase of this truly outstanding development of individually designed homes combining charm, character and craftsmanship in an exclusive setting within reach of the village centre.

We are delighted to have been associated with Thorcross Bespoke Homes at Grier & Partners for the last twenty six years. We are pleased to promote one of the longest established developers in this region, with an unrivalled reputation for premium construction.

LOCATION

Positioned within the delightful village of Capel St Mary within a historic part of the village and overlooking the Parish church to the front. The properties are within a ten minute walk of the village centre, where a range of shops and facilities can be found from hair dressers to a Co-op and village shop, bakers and takeaway. The village primary school is well regarded and there are bus links to local High Schools from the village. The A12 provides an excellent link to local towns and the wider country, Ipswich and Manningtree station provide mainline links to London taking around an hour.

MAP



SITE LAYOUT

This is the final pair of homes within an outstanding development offering the perfect combination of traditional charm, thoughtful design and superior craftsmanship.



1

Three Bedroom House
(Detached)

2

Three Bedroom House
(Detached)

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within the imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown accurately. Suggested hard and soft landscaping and similar details may vary from what is shown. Purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

PLOT 1



A WELL-PLANNED THREE BEDROOM DETACHED HOME

GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| Kitchen / Dining | 6.400m x 6.275m | 21'0" x 20'7" |
| Utility Room | 2.132m x 1.400m | 7'0" x 4'7" |
| Hallway / Study | 3.350m x 2.050m | 11'0" x 2'9" |
| Master Bedroom | 3.570m x 3.225m | 11'9" x 10'7" |
| En Suite | 1.780m x 1.660m | 6'10" x 5'6" |
| Cloakroom | 1.400m x 0.950m | 4'7" x 3'1" |

FIRST FLOOR

| | | |
|---------------|-----------------|---------------|
| Bedroom Two | 3.350m x 3.050m | 11'0" x 10'0" |
| Bedroom Three | 3.115m x 2.300m | 10'0" x 7'7" |
| Bathroom | 2.175m x 2.150m | 7'2" x 7'1" |

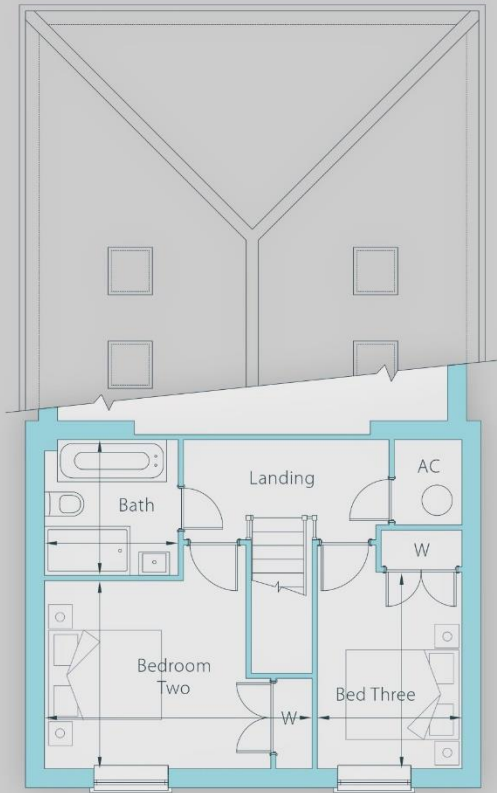
AC Airing Cupboard C Cupboard Clks Cloakroom ES En-Suite RL Rooflight Window Ut Utility Room

► Indicates where approximate measurements are taken from.

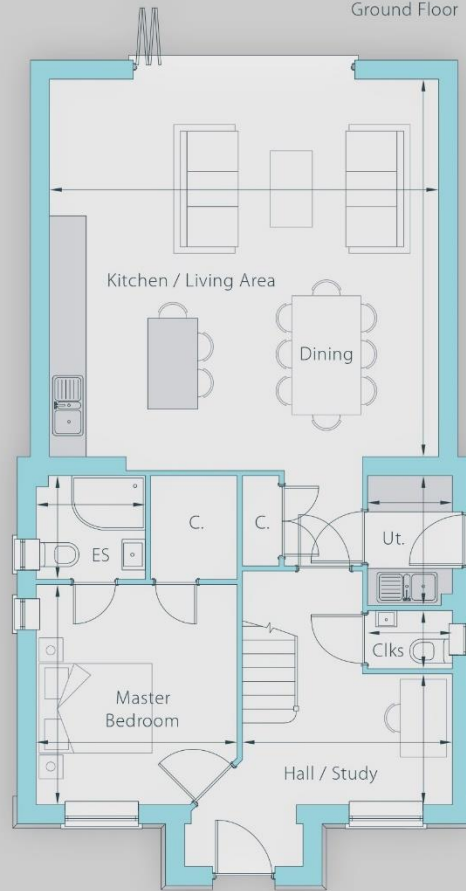
The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is for guidance purposes only. Furniture shown in floorplans is illustrative only and is not included in any sale. Please note elevations, room sizes and layouts may vary as construction proceeds. Please enquire with our selling agents for further details. All dimensions and areas are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



First Floor



Ground Floor



THORCROSS

BESPOKE HOMES

SINCE 1966

All homes at the The Drift benefit from our Thorcross Signature specification, ensuring that all elements of your new home are truly distinctive. We do this by the careful selection of external finishes for architectural contrast and a premium internal specification to deliver homes of unique quality above all else.

Kitchen

- Individually designed painted shaker style kitchens with a combination of quartz stone worktops and natural oak shelving complemented by a farmhouse style ceramic sink with Franke Boiling Water Tap
- Neff integrated appliances to include Oven with slide and hide door, combination Oven/Microwave, Warming Drawer and Dishwasher
- Induction hob with integrated extraction vent
- American Style Fridge/Freezer and under counter Wine Cooler

Utility/Laundry

- Furniture and worktops to match kitchen design with a Franke stainless steel sink with tap plus pre-plumbing for a washing machine.

Internal Finishes & Features

- Natural stone floor tiling to Utility and WC
- Oak Engineered T&G flooring to Hall and Reception Rooms
- Underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Natural Oak veneer panelled internal doors and polished chrome handles
- Smooth plastered ceilings painted white with Cornice/Coving throughout
- Profiled skirting and architraves throughout, colour matched to interior wall colour
- Master bedrooms have a “walk-in” wardrobe featuring a mix of shelving and hanging space
- Coir matwell to front entrance

Bathroom & En Suite

- White contemporary sanitaryware and vanity wash basins by RAK Ceramics with polished chrome mixer taps and thermostatic showers by Grohe
- Extensive ceramic wall tiling, full height to shower areas and half height around baths
- Wall mirror, shaving socket and multi-rail chrome towel warmer

THORCROSS

BESPOKE HOMES

SINCE 1966

Electrical, Lighting & Media

- Contemporary style sockets and switches throughout, brushed stainless steel finish to kitchen and utility
- Electrical socket with integrated USB port to all bedrooms and kitchen
- LED downlighters to kitchen, hall and bathrooms
- Integrated television reception system for Digital Terrestrial, Freesat and Sky, including aerial, satellite dish and amplifier
- Electric Vehicle charging point

Environmental Details

- A rated appliances and dual flush mechanisms to toilet cisterns
- Energy efficient Worcester Bosch Greenstar condensing boiler with 94% efficiency rating
- Worcester Bosch Solar water heating panel integrated into the roof
- Double glazed Upvc casement and sliding sash windows providing a high level of thermal insulation and reduced heat loss

Warranty, Security & Peace of Mind

- 10 Year NHBC Buildmark Warranty
- PAS 24 compliant windows and external doors
- Burglar alarm fitted with monitoring option available
- Lighting to all external doors with PIR sensors to Garage exterior lights

External Details

- Landscaped front and rear gardens with extensive turfed areas and shrub planting to front garden areas
- External waterproof power sockets and water tap to rear of each property
- Lighting and power to garages including electric remote operated sectional up and over door by Horsmann
- Indian sandstone footpaths, patios and timber decking to gardens

Please note – although this specification is as intended, Thorcross reserve the right to vary or amend the specification at any time without notice in order to allow for continuous improvement or in the event any specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found. The specification is also subject to variation between properties. Please refer to Thorcross, or their appointed agents, for more information.



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