

Due for completion  
Spring/Summer 2025



# Comice House

All Saints Road, Creeting St Mary, Suffolk IP6 8PJ



ML Property are delighted to offer for sale this 6 bedroom detached property measuring in excess of 3215 sqft situated in the popular village of Creeping St Mary. The property, developed by the highly regarded Hask Homes boasts a double garage, good size driveway and gardens over looking farmland.

price  
**£950,000**

## at a glance...

Brand New 6 bedroom detached house

Energy rating A - with solar panels and Air source heat pump

Gardens over looking farmland to rear

Double garage and Ample parking

Popular location

Built to a high specification with personalisation options

Accommodation spanning 3212 sqft with separate study

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Debenham High School Catchment







## property

This most spacious property affords the following accommodation - large hallway, WC, study, sitting room with double doors through to the kitchen/breakfast room and utility room with personnel door to the double garage. On the first floor there is a master bedroom with en-suite, further bedroom with en-suite and 4 good size double bedrooms and a family bathroom.

Externally the property benefits from a good size frontage providing off road parking for ample vehicles leading to the double garage. The rear gardens are laid to lawn with patio immediately off the bi-fold doors with views over open farm land.

**The property which is expected to be ready for occupation Spring/Summer 2025.**

## location

The property enjoys a semi-rural location set to the outskirts of Creeting St Mary, Local amenities can be found in Needham Market where there is a mainline train service to London's Liverpool Street Station, along with many shops, doctor's surgery, post office, antique stores, cafes, public houses, library, Conservation lake and more. There are also nearby supermarkets, garden centres and a petrol station. The property has easy access to the A14 and A140 also.

## services

Mains water, electricity and sewage. Heating is provided by an Air Source Heat Pump serving underfloor heating on the ground floor and radiators on the first floor.

**Local Authority** Mid Suffolk District Council Council Tax Band TBC

**Internet speed** Ultrafast Broadband available - information from the ofcom website

**Mobile Coverage** Most networks are likely - information from the ofcom website

**Flood zone** 1 (Low probability) information from .gov.uk

# Specification

The property is still at the stage where purchases can be involved in final fixtures and fittings and we encourage applicants to make the most of this opportunity.

[www.mlproperty.co.uk](http://www.mlproperty.co.uk)

## Internal finishes

- White painted ceilings and white emulsion to the walls
- White gloss to all softwood/MDF
- Internal Oak doors - 5 panel vertical with chrome ironmongery
- Chrome Ironmongery - Serozzetta Trend lever on round rose
- Staircase with glass balustrade and Oak handrail
- Oak newel post(s) with Oak Caps
- White staircase strings
- 144mm Torus skirting and 69mm Ogee architrave
- Oak threshold/transition strips
- All floor finishes, tiled floor to hallway, kitchen/dining room, utility, WC, bathroom and en-suite(s)

## Sitting Room

- Oak beam over inglenook fireplace
- Wood burner - HETA Inspire 45 Multifuel Stove 4.9kW or similar

## Kitchen

- Kitchen Design Set, choice of Door Style and Colour (anything additional, if possible to add will be charged as an extra)
- Appliances - AEG/Neff Single oven, microwave/oven combination, hob and extractor hood
- Integrated dishwasher, Integrated Fridge/Freezer 70/30
- Sink 1.5 undermount
- Quartz worktops (colour of choice)
- Water service provided with a water softener

## Utility Room

- Utility room supplied with choice of kitchen units and matching Quartz worktops
- Space for washing machine and tumble dryer

## Bathroom and En-Suites

- White sanitary ware - Roca The Gap
- Chrome fittings - Bristan Cobolt mixer tap and clicker waste
- Half height tiling to the walls and full height within the shower enclosure
- Shower trays - Low profile shower trays
- Shower screens - Ideal standard Kubo shower screen (or similar)
- Shower - Bristan Cobolt
- Chrome heated ladder towel rails(straight)

## WC

- White sanitaryware - Roca The Gap
- Chrome fittings - Bristan Cobolt mixer tap and clicker waste
- Tile splashback behind basin (customer choice tile)

## Bedrooms

- Sliding wardrobe doors in Master bedroom, as depicted on the working drawings

## Heating

- Air source heating
- Underfloor heating to ground floor with individual zone thermostats
- Radiator heating to the first floor

## Electrical

- Brushed chrome switches and sockets
- Recessed LED chrome downlight to kitchen, bathroom and en-suite(s)
- Bayonet fittings to all other rooms
- Shaver sockets in bathroom and en-suite(s)

- TV, Data and BT points as depicted on the working drawings
- Outside PIR lights to the front and rear
- Lighting and power points to the garage with wiring ready for electric car charging point to be retrofit if required.

## Externals

- Double glazed windows Anthracite Grey (Ral 7016) external, White internal
- Bi-fold doors Anthracite Grey (Ral7016) external, White internal
- Composite multi locking front and side doors with chrome iron mongery
- Sectional Garage door Anthracite Grey (Ral 7016) with electric opening mechanism
- Driveway - Tarmac finish

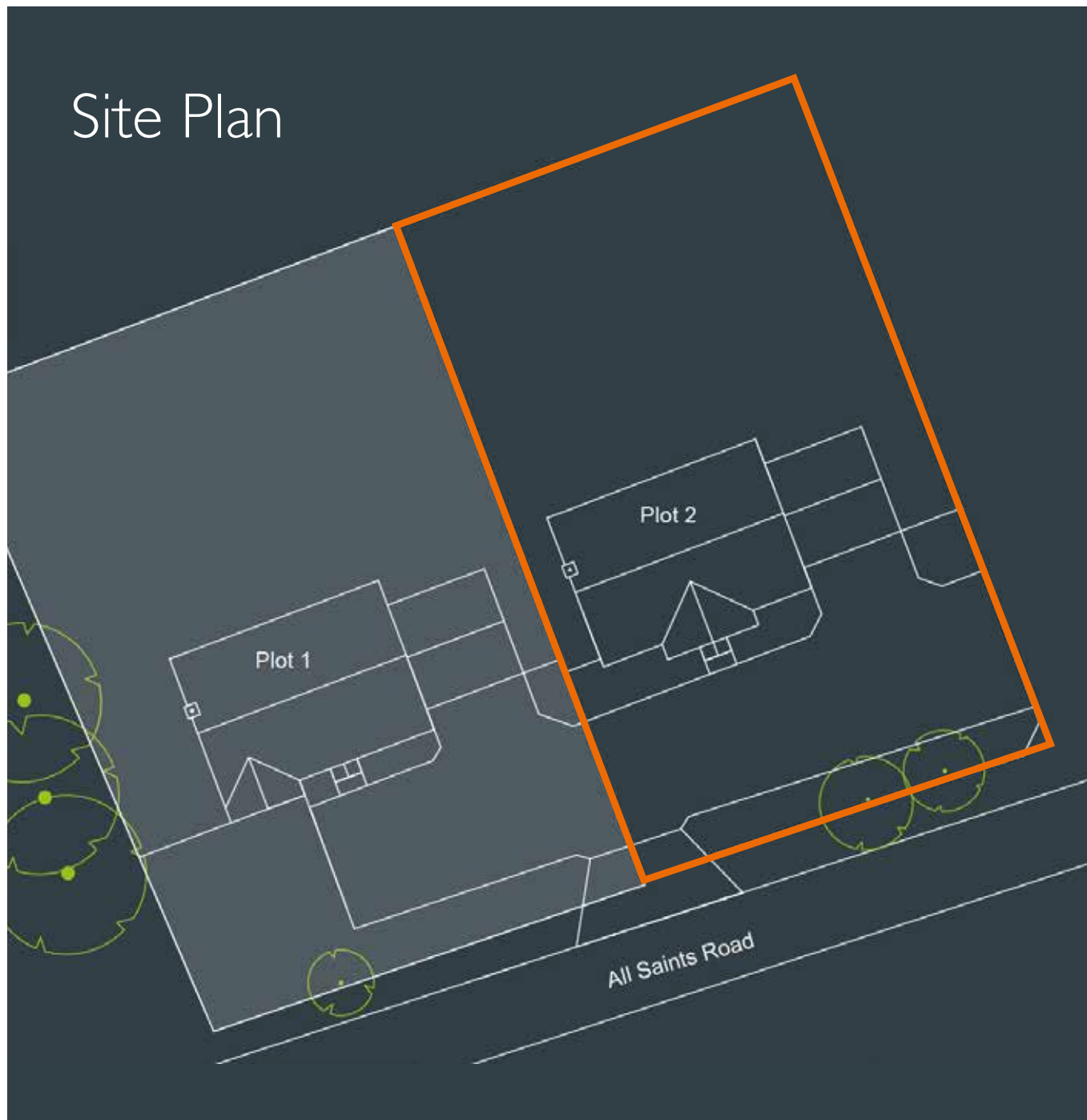
## Garden

- Slab pathway to front door and to the rear of the property leading to a paved patio at the rear (Bradstone Riven, Autumn Silver or similar)
- Rear garden to be top soiled, rotavated and seeded
- 1.8m close board fence to the side boundaries and 1.2m Post & Rail to the rear
- External Tap as depicted on the drawings

## Optional Extras

- Extras/upgrades upon request and chargeable. Any extras/ upgrades are dependent upon build stage. Purchasers choices on final fixtures and fittings are also subject to build stage.

# Site Plan



## ground floor

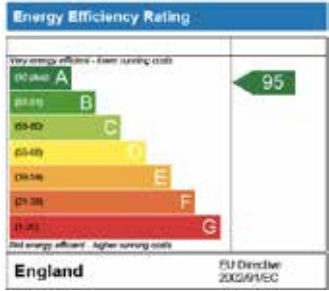
|                        |               |
|------------------------|---------------|
| Hallway                |               |
| Sitting Room           | 5.95m x 6.00m |
| Kitchen/Breakfast Room | 6.85m x 6.00m |
| Study                  | 3.85m x 2.79m |
| Utility Room           | 2.79m x 2.60m |
| WC                     |               |

## first floor

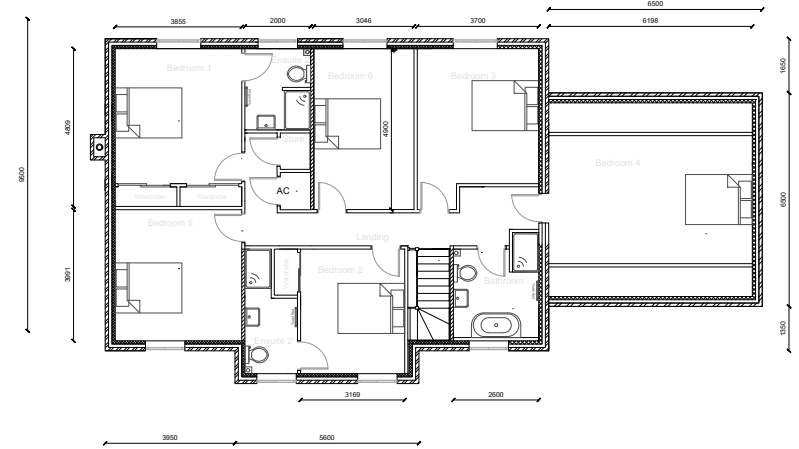
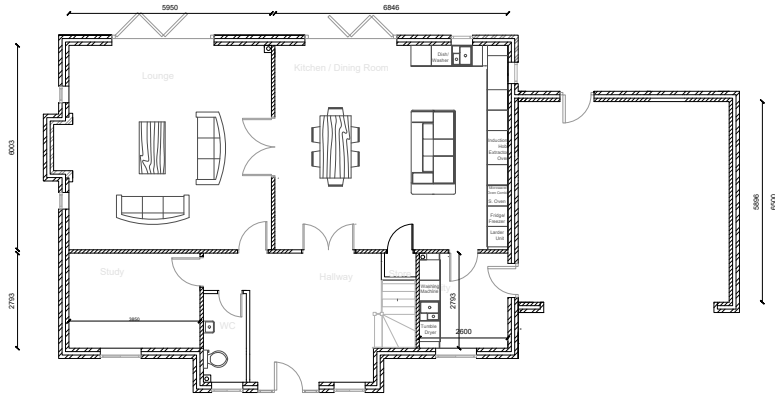
|                           |               |
|---------------------------|---------------|
| Master Bedroom            | 4.81m x 3.86m |
| En-Suite                  |               |
| Bedroom 2                 | 3.17m x 3.99m |
| En-Suite                  |               |
| Bedroom 3                 | 3.70m x 4.81m |
| Bedroom 4 (over garage) - | 6.50m x 6.20m |
| Bedroom 5                 | 3.99m x 3.86m |
| Bedroom 6                 | 3.05m x 4.90m |
| Bathroom                  |               |

## outside

|               |                |
|---------------|----------------|
| Double Garage | 6.23m x 6.50mm |
|---------------|----------------|



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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



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