



**Connells**

Pine Grove Lower Road  
Grundisburgh Woodbridge



### Property Description

An Exciting and Rare opportunity to own this bespoke brand-new detached bungalow located in the popular Suffolk Village of Grundisburgh. The deceptively spacious property comprises of three generously sized bedrooms, en-suite to bedroom one, four piece bathroom suite, open plan living accommodation perfect for entertaining with a contemporary kitchen and a convenient utility room, a one & a half sized garage, front & rear gardens and off-road parking.

Grundisburgh is surrounded by picturesque countryside and close by to the river Deben. The hub of the Village is a quaint central green which is overlooked by the popular local pub 'The Dog' which is a traditional and independently run public house. There is also the village church, a post office, doctors surgery, deli and a local convenience store, the village also has a school and is within three miles of Woodbridge, which has a wide variety of local shopping and leisure facilities including cafes, restaurants, bars, independent stores, a cinema and leisure centre.

The County Town of Ipswich is also within six miles and offers a variety of further amenities.

### Entrance Hall

Accessed via a composite entrance door with doors and access to:

### Open Plan Living Area

Anthracite grey Bi-fold doors giving access to the rear garden and providing an abundance of natural light, two Anthracite grey upvc double glazed windows to front, television point, usb sockets, spotlighting an access to:

### Kitchen

A contemporary fitted Howden's shaker style kitchen from the Halesworth range with a dusk

blue finish, oak finished work surfaces, breakfast bar, space for American style fridge freezer, built-in double oven, induction hob and built-in dishwasher.

### Utility Room

Space and plumbing for washing machine, space for tumble dryer, single drainer sink inset into work surfaces with cupboards and drawers under and above.

### Bedroom One

Anthracite grey Upvc double glazed window to rear, pendant lighting, fitted carpets and doors giving access to:

### En-Suite

Anthracite grey Upvc double glazed window to rear, shower cubicle, wash hand basin and low-level w.c.

### Bedroom Two

Anthracite grey Upvc double glazed window to side, fitted carpets and pendant lighting.

### Bedroom Three

Anthracite grey Upvc double glazed window to side, fitted carpets and pendant lighting.

### Bathroom Suite

Anthracite grey Upvc double glazed window to rear and comprises of a four piece bathroom suite with panel bath, walk-in shower, vanity unit and fully tiled walls.

### Outside



The outside of the property is approached by a pathway and has a driveway giving access to the one & a half sized garage with a EV charging point.

There is also access to the rear garden which will have a patio area for alfresco dining and the remainder will be laid to turf.

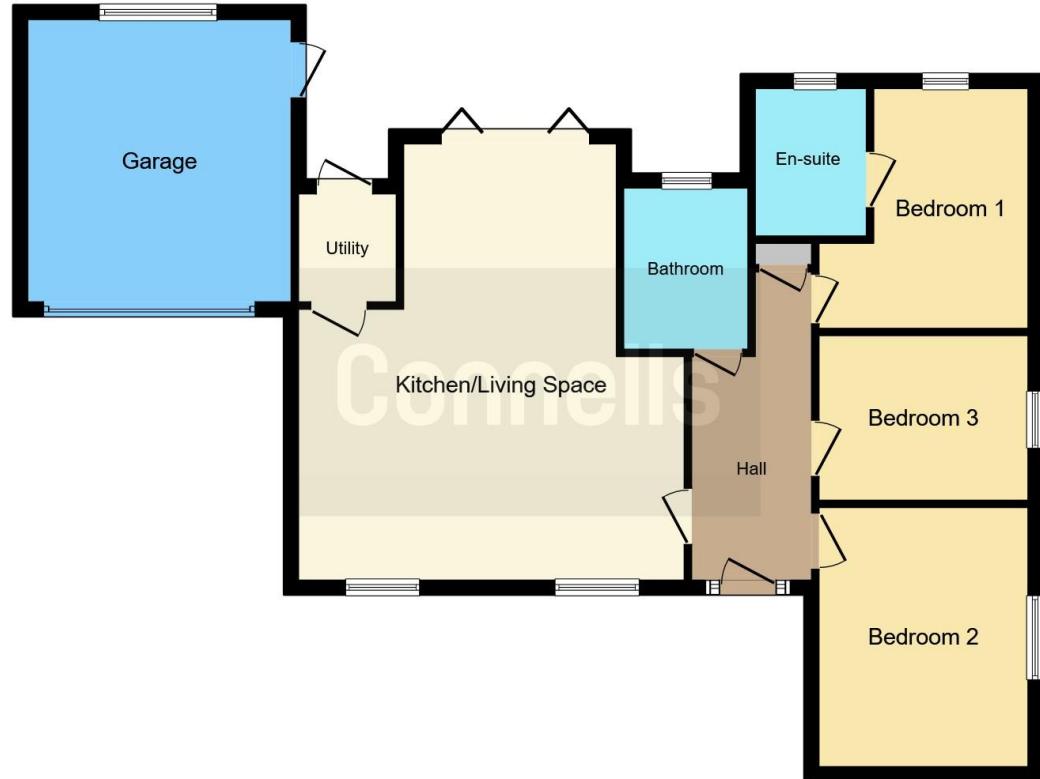
## One & A Half Sized Garage

Electric roller door, electric point and personal door to the garden.

## Agents Note

Please note that the property is currently under construction, due to complete in Q1 2026, but is available for viewings now.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating:  
 Exempt

Tenure: Freehold



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