

**DRAFT DETAILS**  
**PLOT 4, SPRINGWOOD PLACE, ASHFIELD ROAD, ELMSWELL**  
**BURY ST. EDMUNDS**  
**IP30 9HJ**

OPEN HOUSE (C & T) present: A brand new high specification detached house, in select quality development of just 6, convenient for centre of this well served village, E of Bury St Edmunds. Hall, Cloakroom, Sitting Room, Study/Bed 5, Kitchen/Diner, 4 Bedrooms - 2 En-Suite, Bathroom, Gardens, Garage/Workshop & Generous Parking, **VIEW ASAP.**



2225PL4SWP

**Price Offers in excess of £525,000**

**\*\* NEW HOME \*\*** HALL, CLOAKROOM, TWIN-ASPECT SITTING ROOM, STUDY/DINING/PLAY/BEDROOM 5, OPEN-PLAN KITCHEN/ DINING ROOM, 4 BEDROOMS - 2 EN-SUITE, BATHROOM, REAR GARDEN OVERLOOKING FARMLAND, GARAGE/WORKSHOP & GENEROUS PARKING, AIR-SOURCE HEAT PUMP - UNDERFLOOR HEATING TO GROUND FLOOR, RADIATORS TO FIRST FLOOR, UPVC DOUBLE GLAZING & ROOFLINE, NON-ESTATE - SMALL DEVELOPMENT OF 6, WELL-SERVED VILLAGE, MULTI AWARD-WINNING DEVELOPER, RESERVE NOW. HIGH SPECIFICATION WITH QUALITY FINISH THROUGHOUT, 10 YEAR NHBC WARRANTY.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**

**01284 769691 • 07803 138123**

**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DESCRIPTION :** Welcome to Springwood Place, a select, quality, small development of just 6 properties, being built by the multi award-winning developer Granville Developments, in the charming village of Elmswell, lying in the very heart of the Suffolk countryside. Located between the historic, cathedral town of Bury St Edmunds and the pretty market town of Stowmarket, it offers residents an authentic taste of rural England along with all the advantages of contemporary living.

Elmswell is a welcoming, long-established community; the history of the village can be traced as far back as the Roman times, based on a site containing a pottery kiln dated around the third century, and the local Church of St John the Divine is mentioned in the Domesday book. Elmswell is one of the largest and most active villages in Suffolk, and so has plenty to offer residents. It has all the local conveniences for your day-to-day needs, including a Post Office, Primary School, large Co-Op Supermarket, General Store, Nursery School, Butchers, Pharmacy, Library, Pet Shop, Veterinary Surgery, Hair Salons, a Chinese Takeaway, Fish and Chip Shop, two Pubs, and the busy Blackbourne Community Centre offers many social and sports clubs. For a family picnic or a relaxing, summer stroll, there's a beauty spot known as Kiln Meadow close by, home to a variety of songbirds. It's a beautiful spot, well-managed by local wildlife enthusiasts from the Kiln Meadow Wildlife Group and the Elmswell Community Woodland. Conveniently, Elmswell has its own railway station, so you can hop on a train and be in Stowmarket in as little as 9 minutes or Bury St Edmunds in 12 minutes, with all they have to offer, or right in the town centre of bustling, coastal Ipswich in around 25 minutes.

This outstanding family home is perfectly suited to all aspects of today's modern lifestyles. Located off the welcoming entrance hallway, you'll find a dining room – which could also be used as a study or home office – a neat downstairs cloakroom, a well-proportioned dual-aspect sitting room with French doors, and a beautifully appointed kitchen/breakfast area that also boasts glazed double-doors opening out onto the patio and landscaped rear garden, with farmland views beyond. Upstairs features four bedrooms, with the generous master and second bedroom enjoying their own stylish en-suite shower rooms. A sleek family bathroom completes this quality family residence. The exclusive 'feel' of this home continues with the attention to detail, with the decision to render the elevations and have the roof covered in plain tiles, which gives it a more traditional appearance. Granville Developments also give their purchasers the opportunity to upgrade to add wardrobes or storage (subject to build).

**DIRECTIONS :** From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Continue along Station Road, and as you head out of the village, this becomes Ashfield Road. Proceed along, where Springwood Place is located on the right.

**KITCHEN, CLOAKROOM, BATHROOM & EN-SUITES :** We offer a fully individual kitchen design service (subject to build) with a range of styles, colours, plinths, handles, cookers, appliances and lighting. Kitchen worktops are Quartz Stone as standard.

Concealed Geberit or Grohe cisterns in a tiled enclosure with floor standing W/C. Wash hand basin with vanity cupboard below and tiled splash back behind.

The bathrooms and en-suites will be fitted with quality sanitaryware, baths and showers. Taps, bath fillers and mixers will complement the modern style of these rooms. W/C will include Geberit or Grohe concealed cistern. The wall hung wash hand basins will be fitted upon a two drawer vanity unit. All bathrooms are fitted with a chrome radiator towel rail.

All showers are installed with dual control drench head and hand shower combined. All baths include a hand shower from the bath filler as standard, completed by contemporary modern taps.

All bathrooms and en-suites will be half tiled and full height in shower enclosures. Kitchen floors will also be tiled from a wide selection of tiles by Porcelanosa as standard.

**CENTRAL HEATING & ELECTRICS :** An Air Source central heating system will be installed including a pressurised unvented hot water cylinder as standard. Underfloor heating will be installed on the ground floor, with radiators on the first floor.

There will be ample power points throughout, with downlighters in the kitchen, bathroom and en-suites as standard. Ample television and CAT-6 points are also supplied throughout. USB socket either side of bed in the master bedroom. Externally the garages will benefit from power and light connected with an external power point to the rear of each new home. Electric Vehicle charging point in garage.

**DECORATION & FINISH :** Ceilings are a smooth plastered finish and painted in white, whilst the walls will be painted in neutral colours and coved cornice is provided throughout.

Externally, fascia, soffit and bargeboards along with windows are UPVC, internally 5 vertical panel cottage style doors Oak finished, doors are framed by architraves and deep skirting which is white painted as standard.

**CONSTRUCTION, EXTERIOR & SECURITY :** These traditionally built homes will have insulated cavity walls with brick/block work outside and thermal block work inside. Some internal first floor walls will be stud and plastered.

Lawns will be turfed/seeded on completion, and landscaping in accordance with our professional landscape architects' designs. All homes feature a bespoke hand-carved oak house sign. Kalinda Grey sandstone paving for rear patio area (as front pathway)

Our properties are fitted as standard with a modern burglar alarm. Mains operated smoke detectors are also fitted. Dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

#### **DIMENSIONS & SPECIFICATION :**

SITTING ROOM: 4.20m x 4.10m (13' 9" x 13' 5")

DINING ROOM/STUDY/BEDROOM 5: 4.00m x 3.10m (13' 1" x 10' 2")

KITCHEN/DINING ROOM: 5.10m x 4.00m (16' 9" x 13' 1"):

Cashmere 'shaker' style base and wall mounted units, marbled white quartz work surfaces, including upstands, splashguard and risers. Integrated Neff appliances - Electric double oven/grill, 5 zone Induction hob, with extractor canopy over, dishwasher, washing machine, fridge/freezer. Kitchen unit handles - stainless steel knob handles with matching cup handles on dishwasher and drawers. (kitchen being fitted end of January 2023). Kitchen floor tiling – Porcelanosa Smart Almond (Oak wood effect ceramic floor tile)

MASTER BEDROOM: 4.20m x 2.90m (13' 9" x 9' 6")

EN-SUITE:

BEDROOM TWO: 3.60m x 3.10m (11' 10" x 10' 2")

EN-SUITE:

BEDROOM THREE: 3.90m x 2.50m (12' 10" x 8' 2")

BEDROOM FOUR: 3.90m x 2.50m (12' 10" x 8' 2")

BATHROOM: NOTE: There is a slight difference in the Bathroom, from what is shown on the floorplan. The layout is different, and there is now a shower over the bath with a glazed screen, instead of a separate shower enclosure. this was necessary to allow a cupboard to be built in, housing the pressurised water system.

Bathroom tiles – large format Porcelanosa Bottega White ½ height around room, full height in shower, with Porcelanosa Spiga Bottega White feature tile on rear wall of showers.

GARAGE/WORKSHOP: 6.98m x 2.97m (22' 11") x (9' 9")

**AGENT'S NOTE :** We understand that mains water, electricity and drainage are connected. Air-source heat pump.

EPC: Target SAP Rating - C 77

Council Tax band to be confirmed by local authority on completion of property.

AGENT'S NOTE: Interior and exterior computer generated images are for illustrative purposes only, and all furnishings and landscaping is indicative. Diagrams, sketches and artists' impressions depicting interiors, exteriors and indicative views are a guide only. Some internal photographs used may have been supplied by Granville Developments Ltd, from previous sites, and are to be considered indicative, and used only as a guide.

**VILLAGE & AREA :** Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

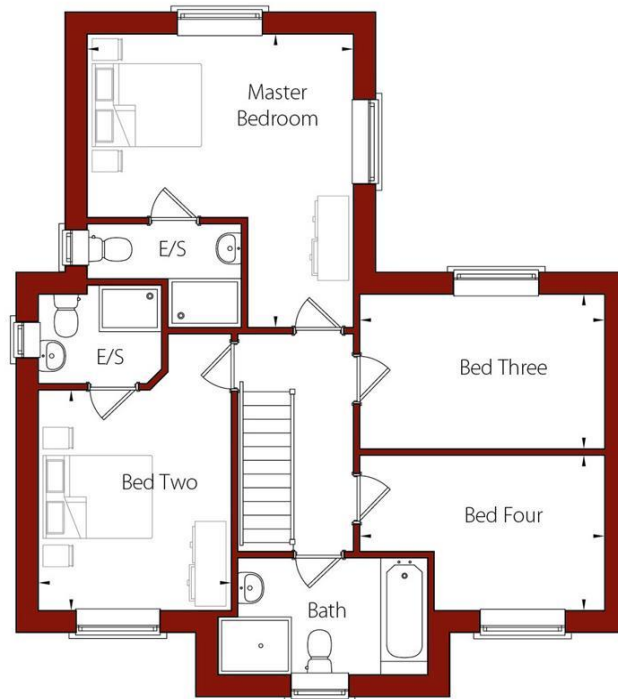
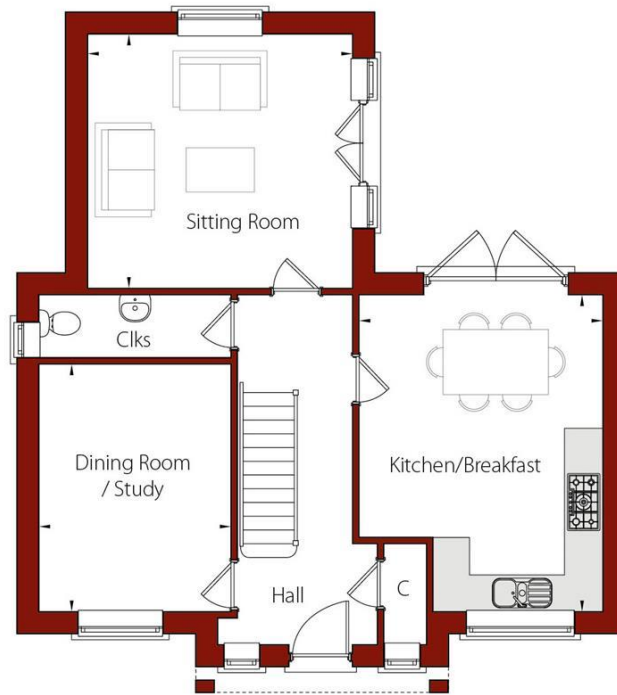
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.











# PREDICTED ENERGY ASSESSMENT

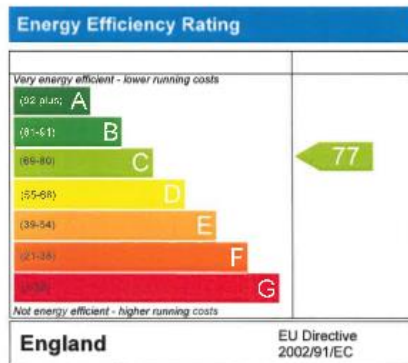


Plot 4, Ashfield Road,  
Elmswell,  
Bury St Edmunds,  
Suffolk,  
IP30 9HG

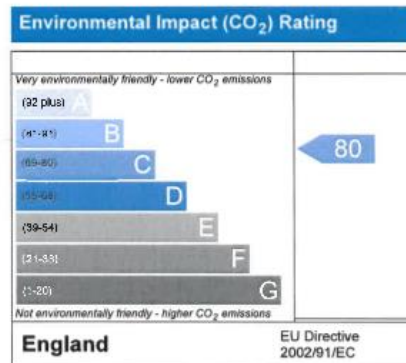
Dwelling type: House, Detached  
Date of assessment: 27/01/2022  
Produced by: New Home Assessments Ltd  
Total floor area: 134.1 m<sup>2</sup>  
DRRN: 9409-2602-0120

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

This report has been produced by an accredited Elmhurst member whose work is subject to quality assurance audits. The data used to produce the report has been verified by the Elmhurst members' portal.



**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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