



Brettenham Grove, Old School Corner, Brettenham, Ipswich, IP7 7PB  
Price Guide £850,000



## DRAFT DETAILS

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We are pleased to present: A brand new, high spec, 2,153 sq ft detached house, in select development of just 4, in small village, SE of Bury St Edmunds. Hall, Cloaks, Sitting Room - Woodburner, Study/Bed 5, Open-Plan Kitchen/Dining/Family Room, Utility, 4 Beds - 1 En-Suite, Bathroom, Gardens, Double Garage, Parking, VIEW ASAP.

### DESCRIPTION

Welcome to Brettenham Grove, a select, quality, small development of just 4 properties, all with generous plots and South-facing rear gardens, being built by the multi award-winning developer Granville Developments, in the small charming village of Brettenham, lying in the very heart of the Suffolk countryside. Located between the historic, cathedral town of Bury St Edmunds, and the market towns of Stowmarket and Sudbury, it offers residents an authentic taste of rural England along with all the advantages of contemporary living.

To locate this property, please use the postcode IP7 7PB.

### SPECIFICATION

This home's versatile spaces make it perfect for busy family life. The impressive open-plan kitchen / dining / family area is flooded with natural light by roof lanterns and a pair of panoramic bi-folding doors that open-out onto the patio and rear garden, while the generous dual-aspect sitting room has a bay window to the front as well as a feature fireplace. A separate study, cloakroom and utility room with outside access complete the ground floor. Upstairs, four good-sized bedrooms offer plenty of personal space, with the principal complemented by an en-suite shower room.

If reserved early enough, and subject to build progress, we also offer purchasers the opportunity to personalise their new home, with a choice of kitchen units from our standard range, as well as tiling to the first floor bathroom and en-suite. These choices are offered to all 'from plan' purchasers giving you the opportunity to create a family home, finished to be as unique as you are.



## DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Ipswich. Take the left turning, sign posted to Woolpit and on reaching the roundabout, take the first exit. Continue past the Garage and Health Centre and turn right, sign posted towards Rattlesden. On reaching the junction, turn left and carry on towards the village. Continue down the hill and at the junction, turn right. Continue through the village and out towards Felsham. On reaching Felsham, bear left at a triangular green, signposted to Brettenham. Follow the road towards the village and turn left at the junction, signposted to Brettenham. On reaching the village turn right into Church Road, and continue past the Centre Academy East Anglia and the church. Turn left, signposted to Finborough, into Buxhall Road, and follow the road along. Turn left into Old School Corner, where the properties are located, after a short distance on the right.

## KITCHENS & UTILITY ROOMS

We offer a fully individual kitchen design service (subject to build) with a bespoke hand painted kitchen available in a variety of colours, with a choice of handles, appliances, and lighting. Kitchen and utility room worktops are quartz stone as standard.

## CLOAKROOMS

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.

## BATHROOMS & EN-SUITES

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.

## SHOWERS & BATHROOM FITTINGS

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.

## WALL & FLOOR COVERINGS

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

## SECURITY

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.

## DECORATION

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.

## INTERNAL ELECTRICS

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 Principal bedroom. Externally the garages will benefit from power and light connected with an external power point to the rear of each new home.

## DOORS, JOINERY & WOODWORK

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.

## CENTRAL HEATING

An Air Source central heating system will be installed including a pressurised unvented hot water cylinder as standard.

## EXTERNAL & INTERNAL WALLS

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.

## GARDENS & EXTERIORS

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.

## DIMENSIONS

SITTING ROOM: 5.55m (18' 3") x 4.19m (13' 9")

DINING/FAMILY ROOM: 5.81m (19' 1") x 4.19m (13' 9")

KITCHEN/BREAKFAST ROOM: 5.50m (18' 1") x 5.35m (17' 7")

UTILITY/PANTRY: 3.51m (11' 6") x 2.89m (9' 6")

OFFICE/STUDY/PLAYROOM/BEDROOM 5: 3.50m (11' 6") x 2.56m (8' 5")

CLOAKROOM: 1.40m (4' 7") x 1.25m (4' 1")

PRINCIPAL BEDROOM: 5.35m (17' 7") x 3.95m (13' 0")

EN-SUITE: 3.34m (10' 11") x 1.48m (4' 10")

BEDROOM 2: 4.19m (13' 9") x 3.26m (10' 8")

BEDROOM 3: 3.58m (11' 9") x 3.53m (11' 7")

BEDROOM 4: 4.19m (13' 9") x 2.22m (7' 3")

BATHROOM: 3.53m (11' 7") x 1.89m (6' 2")

## AGENT'S NOTE

We understand that mains water and electricity are connected,





and drainage is to an individual private treatment plant. Air-source heat pump to underfloor heating on the ground floor, and radiators upstairs.

EPC: Rating - B

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

**AGENT'S NOTE:** Some external and garden photographs from the completed neighbouring Plot 4, have been used to provide some indication of styling and finish. 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.

#### **BRETENHAM & AREA**

Brettenham is a small village, about 11.5 miles South East of Bury St Edmunds, located south of the A14 and east of the A134. It has a community feel, with much of the activity centred around the Village Hall, and there is a cricket club. In addition there is a parish Church, and the village is home to two Independent Schools, with a close working relationship with the village. Old Buckenham Hall School is an independent school for children aged between 7 and 13 years. A number of places exist for boarders and there is also a Pre-Preparatory Department which takes children 5 - 8 years of age, and a Nursery for the younger children. Old Buckenham Hall School is the setting for the village Picnic in the Park and the Bonfire and Fireworks display. The second school is Centre Academy East Anglia, one of 'the most successful and unique special needs schools in the UK.

The nearest post office and convenience store is around 3 miles away in the neighbouring village of Hitcham, or you could make a short 4-mile trip to the Co-op supermarket in historic Lavenham. A wider range of stores and main supermarkets are available in the market towns of Bury St Edmunds, Stowmarket and Sudbury.

Likewise, the modern amenities, shops and leisure opportunities of bustling towns are always close by. Around 9 miles away, Stowmarket is home to several supermarkets, the Regal Theatre and the John Peel Centre for the Performing Arts, while Bury St Edmunds – just 11 miles to the North and famed for its beautiful cathedral, vast abbey ruins, Theatre Royal and Greene King Brewery – also hosts numerous quality high street brands, household names and fashionable boutiques, amongst its historic streets and contemporary Arc shopping centre.

#### **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.

#### **TRANSPORT LINKS**

Brettenham sits conveniently within a network of peaceful country roads, which in turn allow straightforward connections to the main thoroughfares and major towns within the region. You can reach the A134 in 7 miles, where you can then head north to Bury St Edmunds and onwards to Thetford, or south to Sudbury and Colchester. At Bury St Edmunds, you can pick up the A14 heading west towards Newmarket, Cambridge, the M11, Stansted and the A1 and Midlands, or East towards Stowmarket, Ipswich, Felixstowe, and the A12 towards Lowestoft, or Colchester, Chelmsford and ultimately London. From Sudbury, the A131 offers a direct route towards Braintree or Chelmsford. Around 10 miles to the east, with junctions for Stowmarket and Ipswich, the A14 is also the fastest route to Felixstowe and the connection with the A12 northbound – for all the picturesque towns and villages amongst Suffolk's stunning nature reserves and coastline.

The nearest train stations are both about 8 miles away, in Stowmarket and Elmswell, and about 12 miles away in Bury St Edmunds, from where regular services run to Newmarket, Cambridge, Norwich, Colchester, Chelmsford, London and Ipswich, where you can change for the scenic Suffolk coastal branch line. Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.







FLOORPLAN

First Floor:



Ground Floor:



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

**Mobile: 07803 138 123**

**Email: info@coakleyandtheaker.co.uk**

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **\*\* ANTICIPATED COMPLETION LATE SPRING/EARLY SUMMER - CALL TO VIEW! \*\***
- **QUALITY NEW HOME - THE WINCHESTER, PLOT 1 BRETtenham GROVE, BRETtenham - GRANVILLE DEVELOPMENTS \*\***
- **2,153 SQ FT, HIGH SPECIFICATION WITH QUALITY FINISH THROUGHOUT**
- **HALL, CLOAKROOM**
- **TWIN-ASPECT SITTING ROOM WITH WOODBURNER**
- **OPEN-PLAN KITCHEN/DINING/FAMILY ROOM, UTILITY/PANTRY**
- **OFFICE/STUDY/PLAYROOM/BEDROOM 5**
- **4 BEDROOMS - 1 EN-SUITE, BATHROOM**
- **FRONT & GENEROUS SOUTH-FACING REAR GARDEN OVERLOOKING FARMLAND, DOUBLE GARAGE & AMPLE PARKING**
- **AIR-SOURCE HEAT PUMP WITH UNDERFLOOR HEATING TO GROUND FLOOR & RADIATORS TO FIRST FLOOR, UPVC DOUBLE GLAZING & ROOFLINE**
- **NON-ESTATE IN SMALL DEVELOPMENT OF 4, POPULAR RURAL VILLAGE, MULTI AWARD-WINNING DEVELOPER, 10 YEAR NHBC WARRANTY, RESERVE NOW**

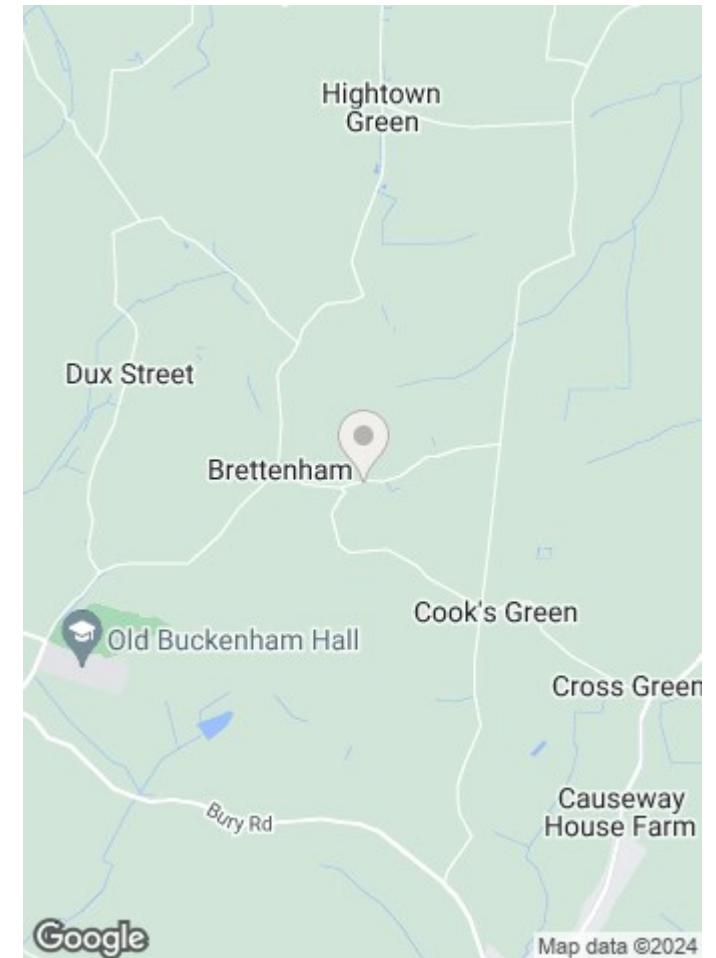
### VIEWING:

**Strictly by appointment with Coakley & Theaker**

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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



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