



ABBOTS GATE



An exclusive collection of homes in the heart of Bury St. Edmunds





ABBOTS GATE

*A collection of apartments
and town houses*

Abbots Gate offers the perfect balance of spacious, high quality living while being in the heart of a town bustling with energy and activity.

Propiteer Homes has carefully designed an exclusive collection of 66 new homes, consisting of 33 three & four bedroom high specification town houses and 33 studio, one & two bedroom luxury apartments.

This unique opportunity offers you the chance to purchase a bespoke, high quality property in Bury St. Edmunds, 'The jewel in the crown of Suffolk'.



On your doorstep

BURY ST. EDMUNDS

Surrounded by countryside with 1,000 years of history to explore, Bury St Edmunds is the home of Saint Edmund, the original patron Saint of England.

In Medieval times, The Abbey of St Edmund was one of the richest, largest and most powerful Benedictine monasteries in England and people came from all over Europe to visit St Edmund's Shrine. The Abbey was dissolved in 1539 and Edmund's final resting place is a great mystery; some believe he is buried somewhere within the Abbey precincts!

Bury St Edmunds is known as Suffolk's foodie town with everything from award-winning fine dining to quality Suffolk home-cooked pub grub, each with their own unique atmosphere. For beer lovers, Greene King has been brewing beer in Bury St Edmunds for more than 200 years.

Shopping in Bury St Edmunds offers plenty of choice with a great mix of fantastic independents and High Street favourites. There are beautiful outdoor spaces to explore and a plentiful arts scene including theatre, live music, film and art.





ABBOTS GATE



Just a short

11

*minute walk into
Bury St. Edmunds
town centre*

Abbots Gate

LOCAL LINKS

By Foot

Town Centre - 11 minute walk
Arc Shopping Centre - 18 minute walk
Abbey Gardens - 15 minute walk
Hospital - 17 minute walk

By Car

Newmarket - 20 minute drive
Cambridge - 43 minute drive
Ipswich - 20 minute drive
Sudbury - 36 minute drive

Transport Links

A14 - 5 minute drive
A134 - 4 minute drive
A143 - 7 minute drive

Train Station - 7 minute drive / 30 minute walk*
Bus Station - 6 minute drive / 23 minute walk

*Direct links to Cambridge, Newmarket & Ipswich (change at Ipswich or Cambridge for London)

Education & Leisure

West Suffolk College - 1 mile
King Edward VI Grammar School - 1 mile
Hardwick Primary School - 1 miles
South Lee Prep School & Nursery - 1 mile
SENDAT Priory School - 2 miles
The Gym Group - 1 mile
Skyliner Sports Centre - 3 miles
Bannatyne Health Club & Spa - 4 miles





Block A



Block B



Block C



Block D



Block E



Block F



Block G

Abbots Gate

PLOT INFORMATION

Block A *p 11-12*

Block E *p 17-18*

Block B *p 12-13*

Block F *p 18-20*

Block C *p 13-16*

Block G *p 20*

Block D *p 17*

BEDROOM BREAKDOWN

4 Bed Townhouses

Block A Plot 1
Block A Plot 2
Block A Plot 3
Block A Plot 4
Block A Plot 5
Block A Plot 6
Block A Plot 7
Block A Plot 8
Block D Plot 42
Block D Plot 43
Block D Plot 44
Block D Plot 45
Block D Plot 46
Block D Plot 47
Block D Plot 48
Block D Plot 49
Block E Plot 50
Block E Plot 51
Block E Plot 52
Block E Plot 53
Block E Plot 54
Block E Plot 55
Block E Plot 56
Block F Plot 59
Block F Plot 60

3 Bed Townhouses

Block F Plot 57
Block F Plot 58
Block F Plot 61
Block F Plot 62
Block F Plot 63
Block F Plot 64
Block G Plot 65
Block G Plot 66

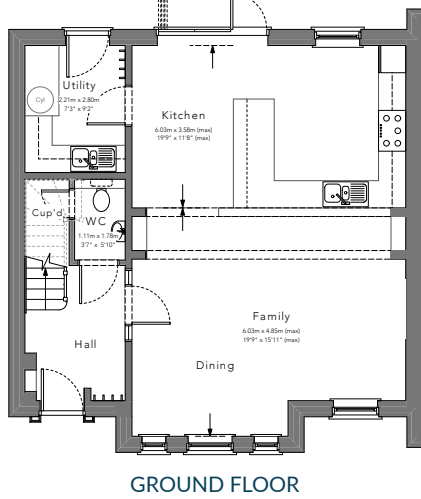
1 Bed Apartments

Block B Plot 14
Block B Plot 15
Block B Plot 17
Block B Plot 24
Block C Plot 29
Block C Plot 30
Block C Plot 33
Block C Plot 34
Block C Plot 37
Block C Plot 38
Block C Plot 39

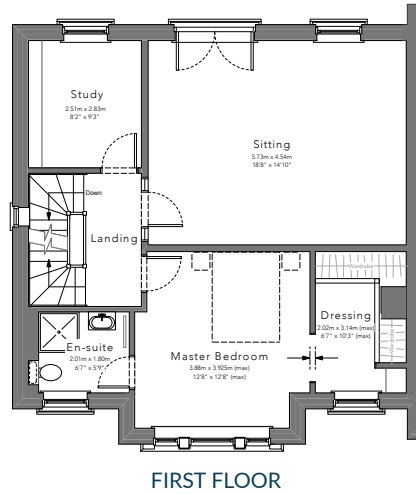
2 Bed Apartments

Block B Plot 9
Block B Plot 10
Block B Plot 11
Block B Plot 12
Block B Plot 13
Block B Plot 16
Block B Plot 18
Block B Plot 19
Block B Plot 20
Block B Plot 21
Block B Plot 22
Block B Plot 23
Block B Plot 25
Block B Plot 26
Block C Plot 27
Block C Plot 28
Block C Plot 31
Block C Plot 32
Block C Plot 35
Block C Plot 36
Block C Plot 40
Block C Plot 41

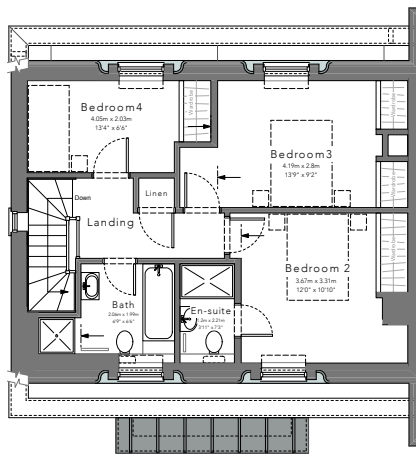
Block A
Plots 1 & 8*



GROUND FLOOR

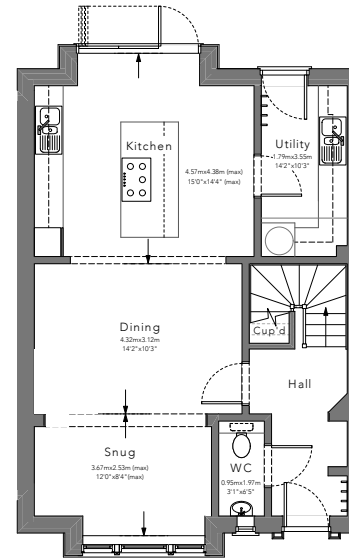


FIRST FLOOR

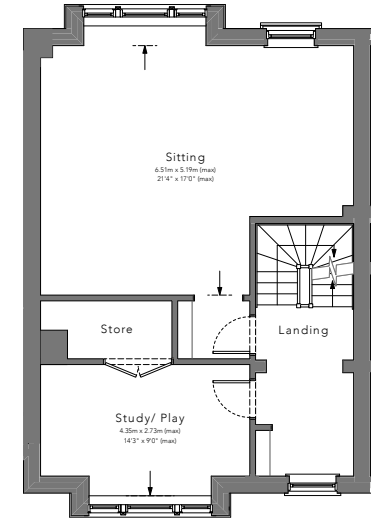


SECOND FLOOR

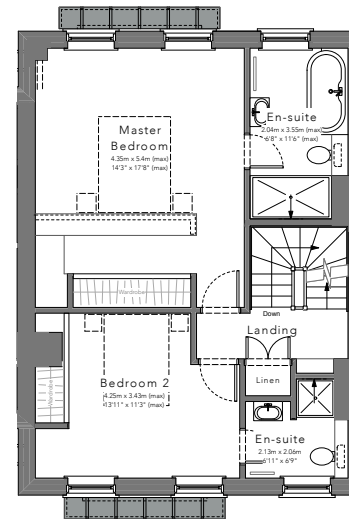
Block A
Plots 2, 3*, 6 & 7*



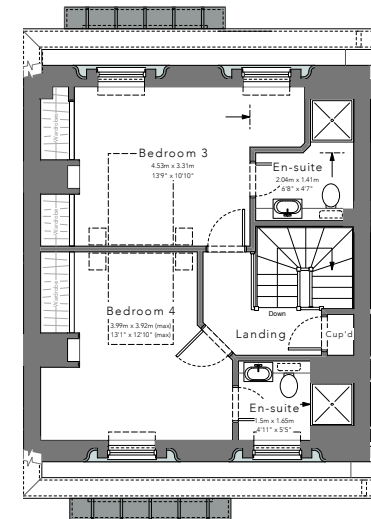
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



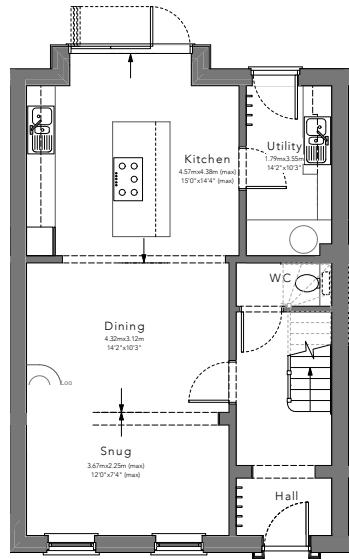
THIRD FLOOR



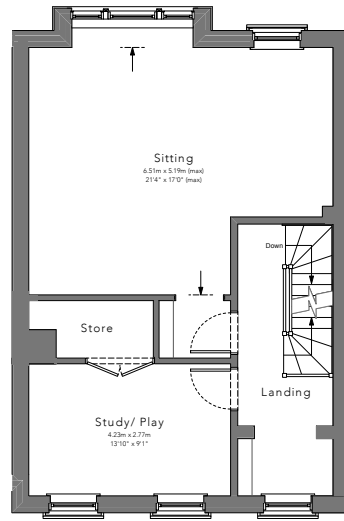
*Plot numbers marked with * indicate a mirrored plot layout.

Block A

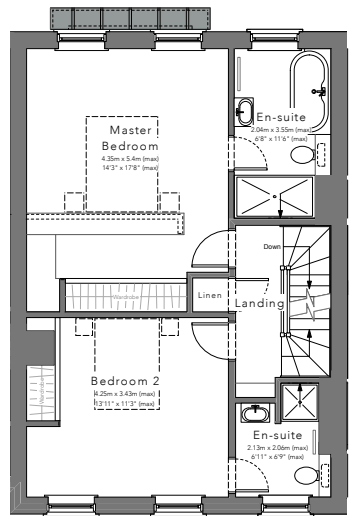
Plots 4 & 5*



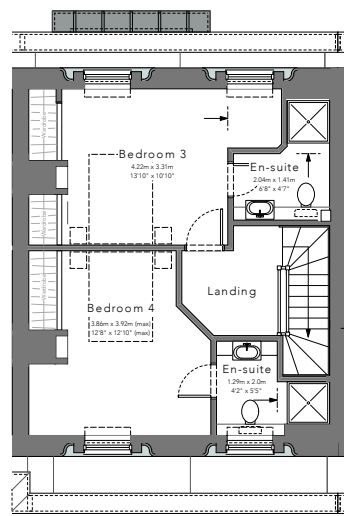
GROUND FLOOR



FIRST FLOOR



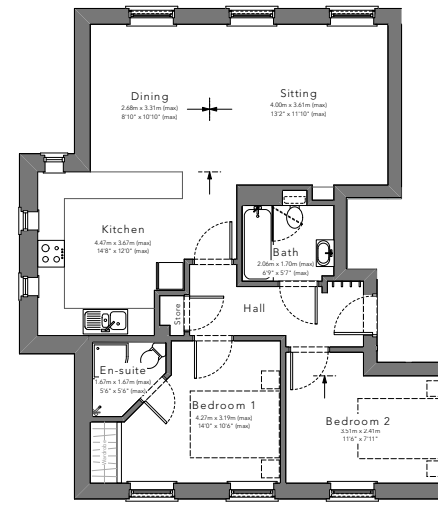
SECOND FLOOR



THIRD FLOOR

Block B

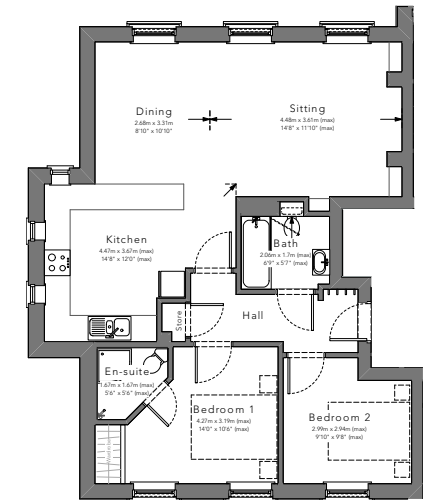
Plots 9 & 12*



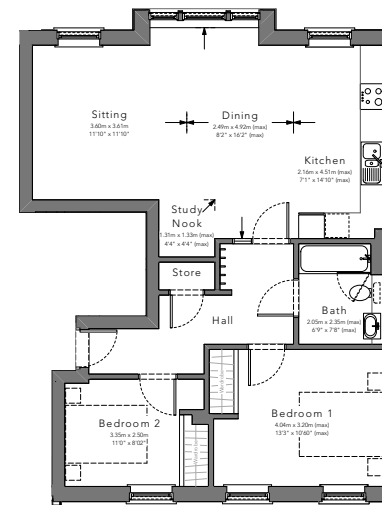
GROUND FLOOR

Block B

Plots 13, 18*, 19 & 22*



FIRST / SECOND FLOOR

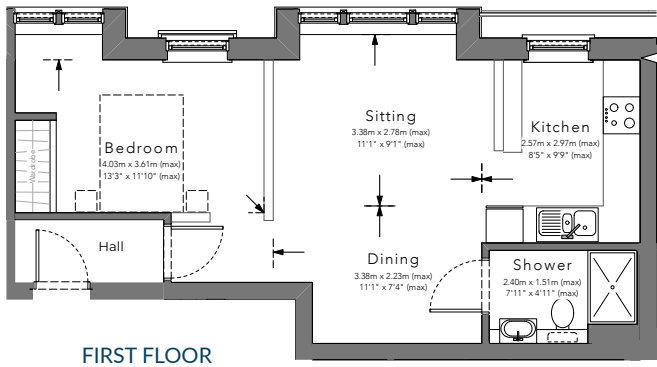


GROUND FLOOR

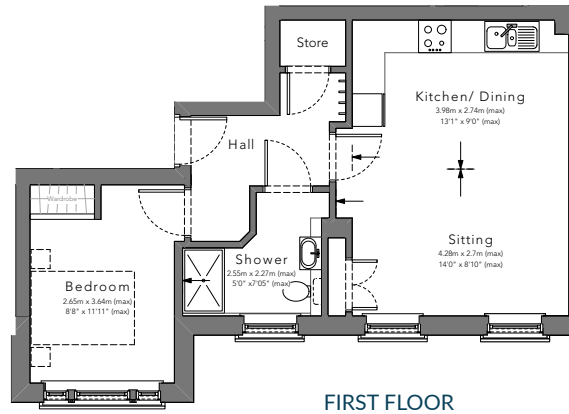
Block B

Plots 10 & 11*

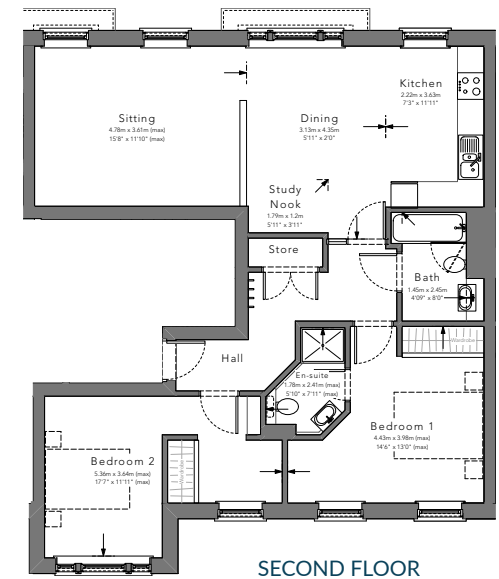
Block B
Plots 14 & 17*



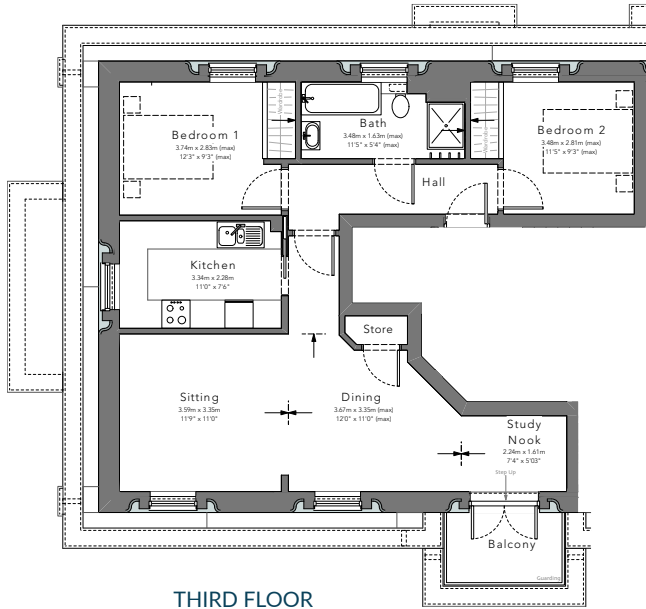
Block B
Plots 15 & 16*



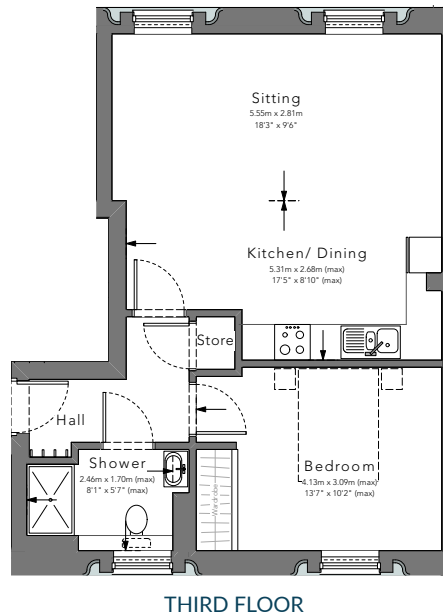
Block B
Plots 20 & 21*



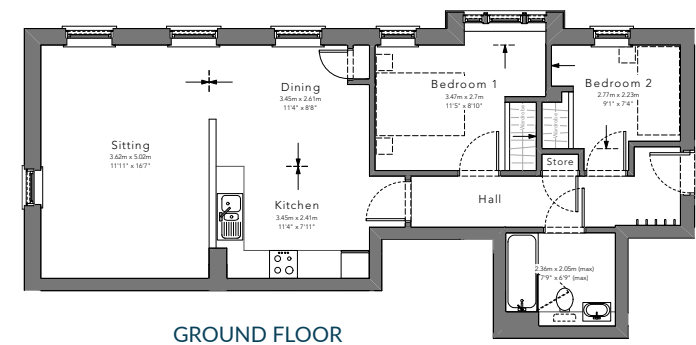
Block B
Plots 23 & 26*



Block B
Plots 24 & 25*

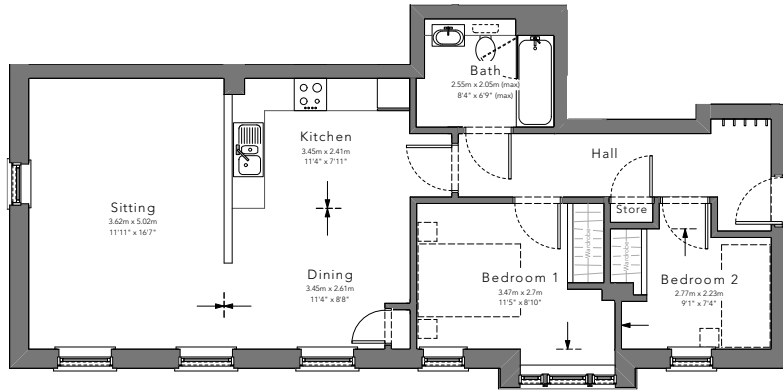


Block C
Plot 27



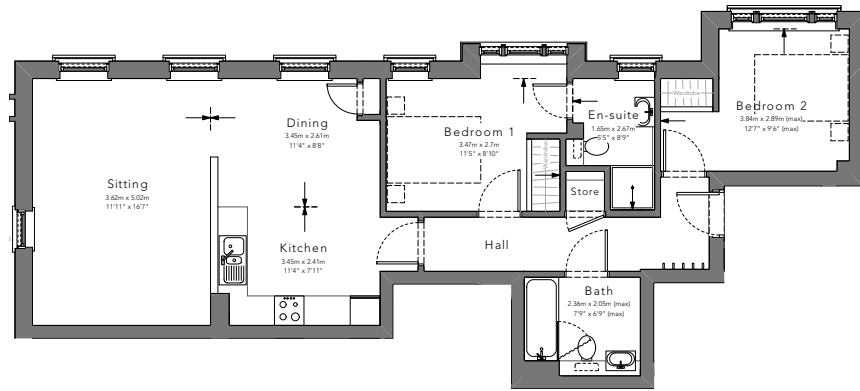
*Plot numbers marked with * indicate a mirrored plot layout.

Block C
Plot 28



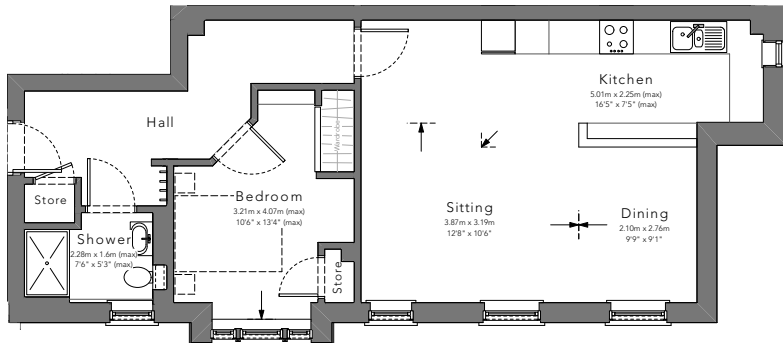
GROUND FLOOR

Block C
Plot 31



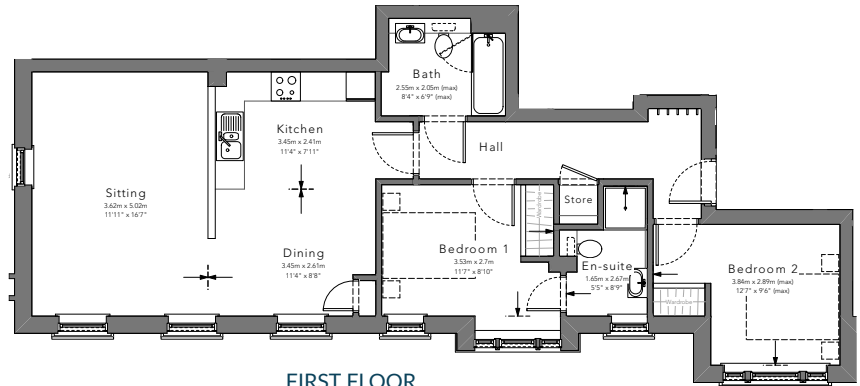
FIRST FLOOR

Block C
Plots 29 & 30*



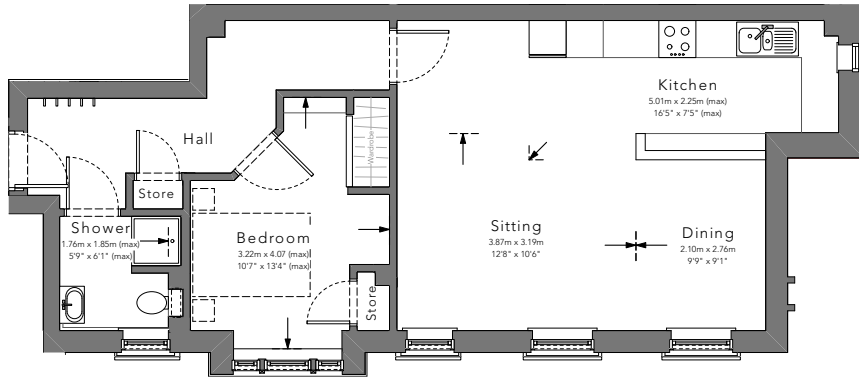
GROUND FLOOR

Block C
Plot 32



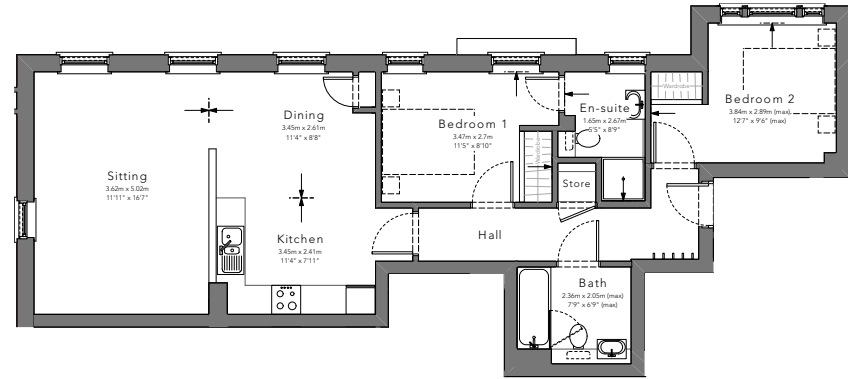
FIRST FLOOR

Block C
Plots 33 & 34*



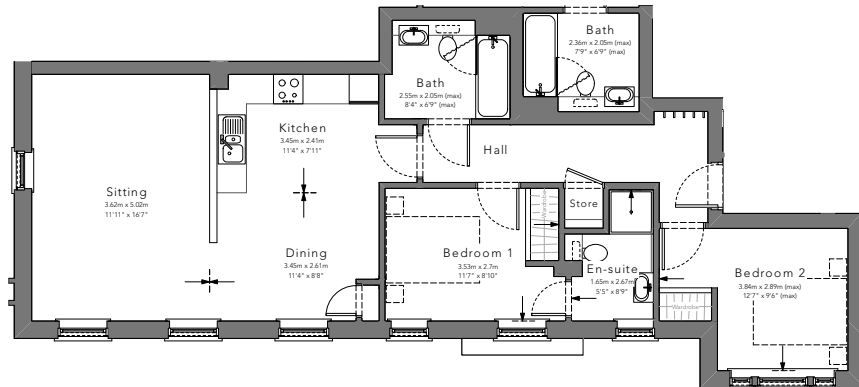
FIRST FLOOR

Block C
Plot 35



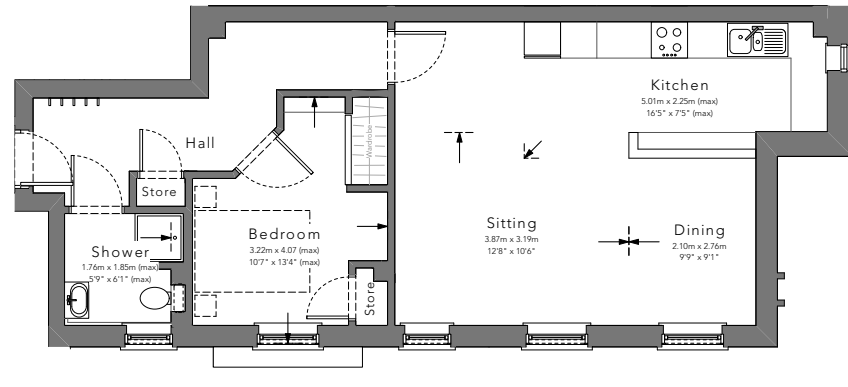
FIRST FLOOR

Block C
Plot 36



SECOND FLOOR

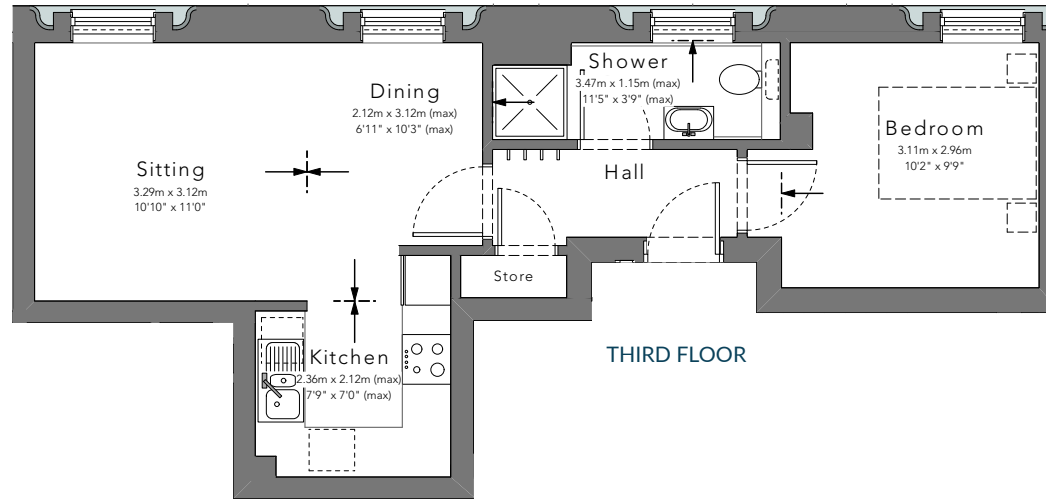
Block C
Plots 37 & 38*



SECOND FLOOR

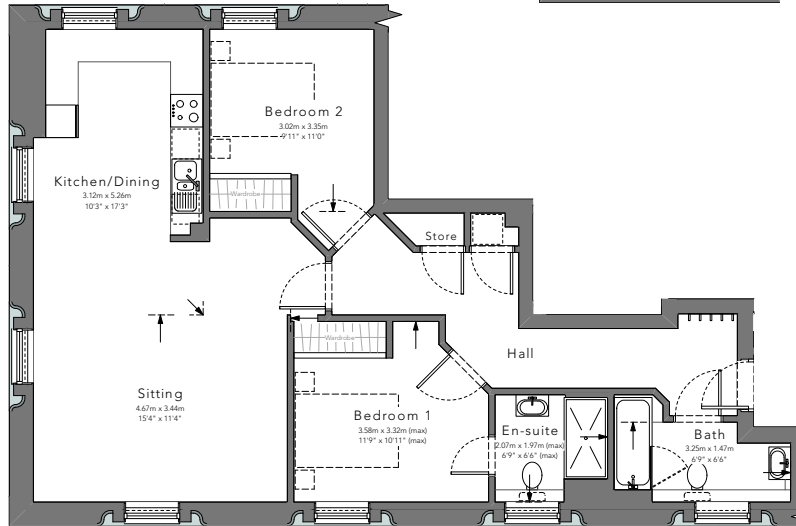
Block C

Plot 39



Block C

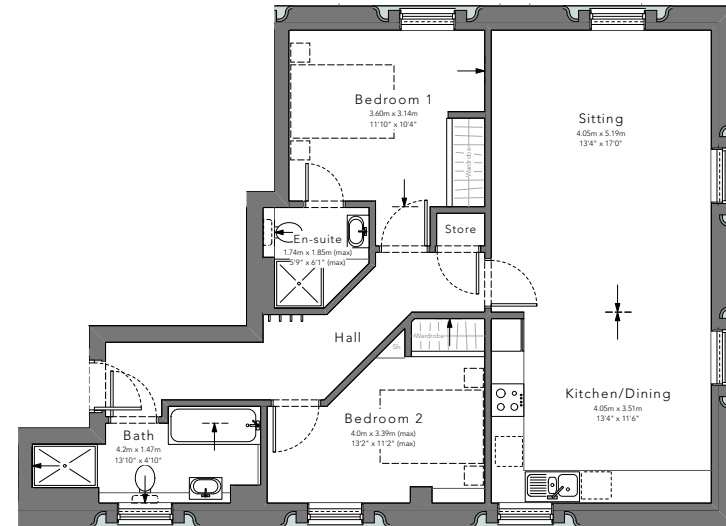
Plot 40



THIRD FLOOR

Block C

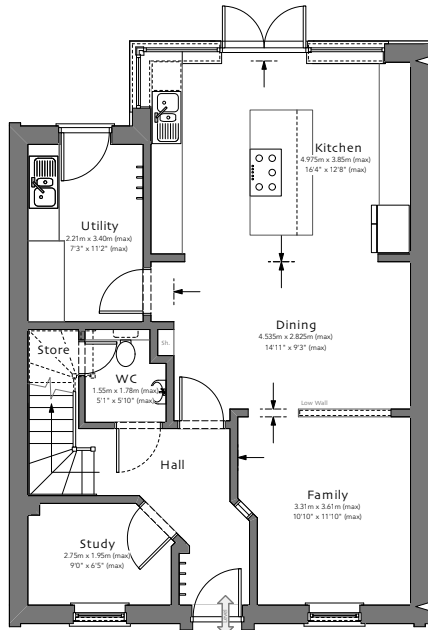
Plot 41



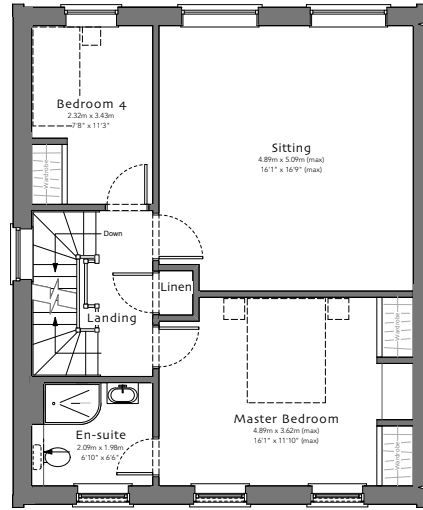
THIRD FLOOR

Block D

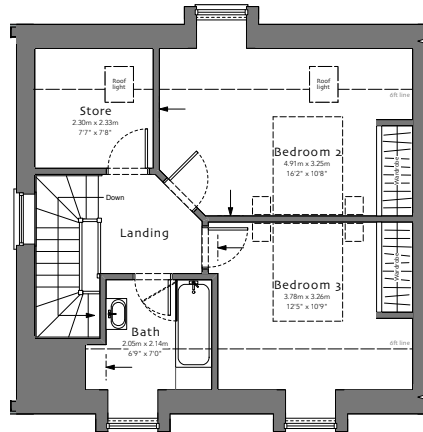
Plots 42, 43*, 44, 45*,
46, 47*, 48 & 49*



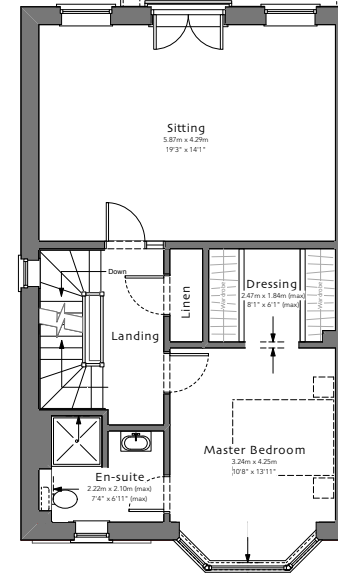
GROUND FLOOR



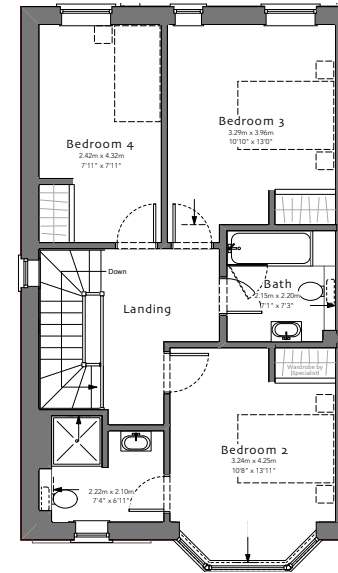
FIRST FLOOR



SECOND FLOOR



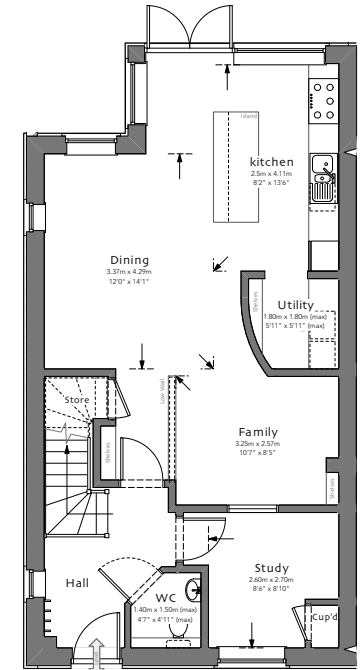
FIRST FLOOR



SECOND FLOOR

Block E

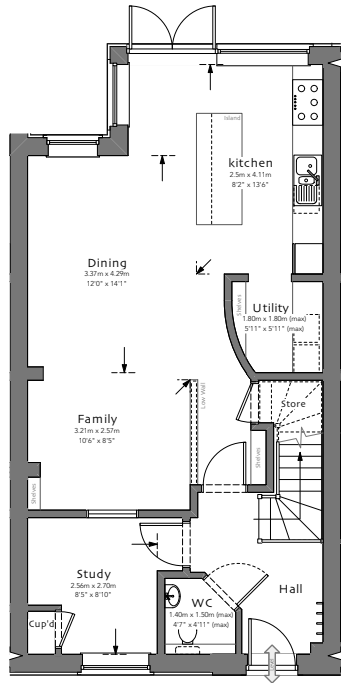
Plot 50



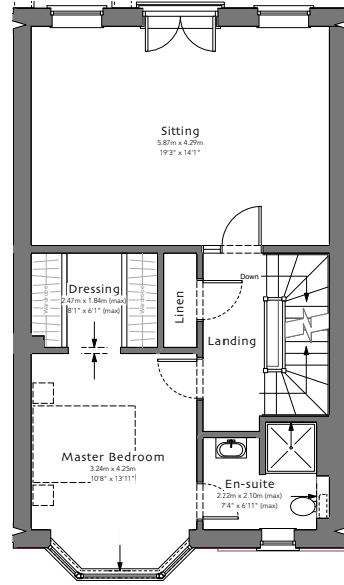
GROUND FLOOR

Block E

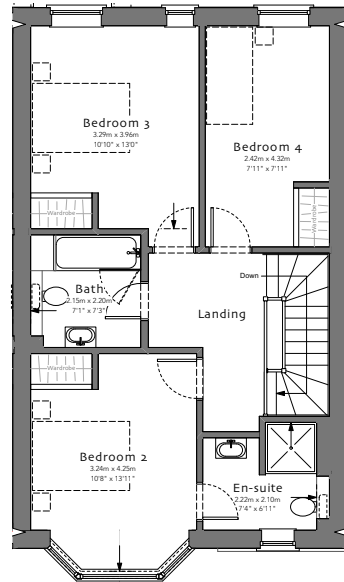
Plots 51, 52*, 53,
54*, 55, 56*



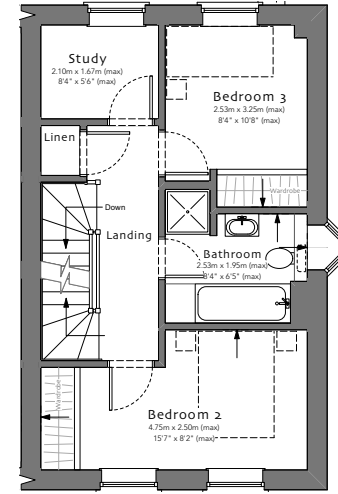
GROUND FLOOR



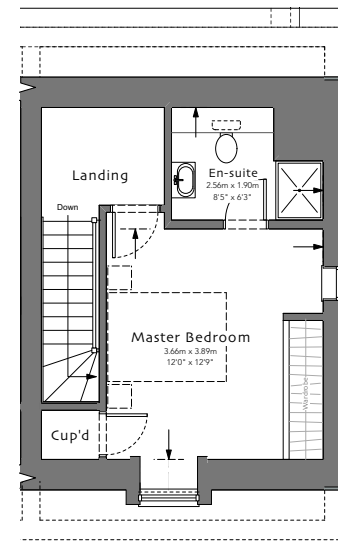
FIRST FLOOR



SECOND FLOOR



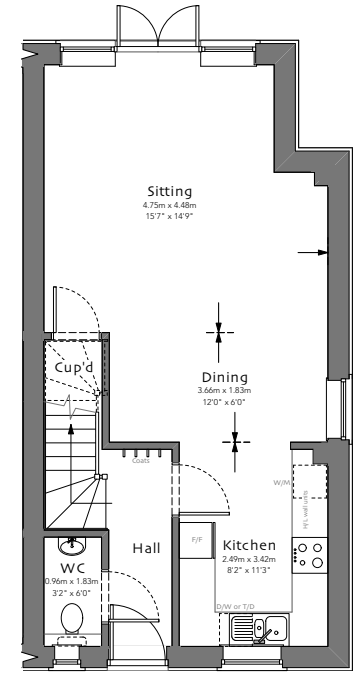
FIRST FLOOR



SECOND FLOOR

Block F

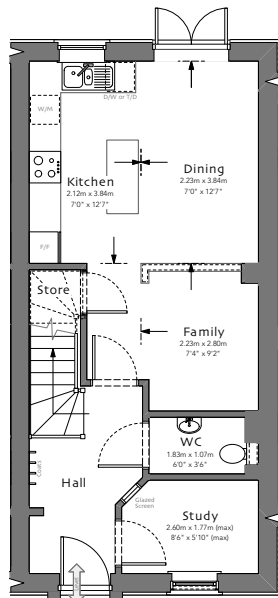
Plots 57 & 58*



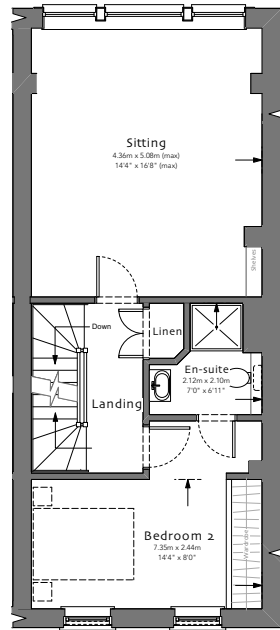
GROUND FLOOR

Block F

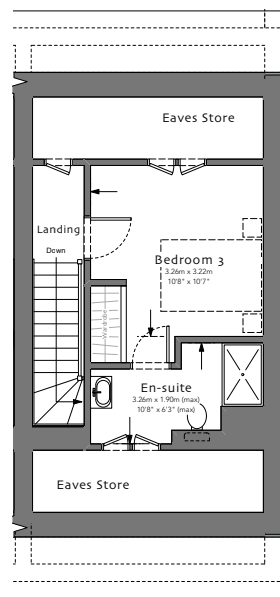
Plots 59 & 60*



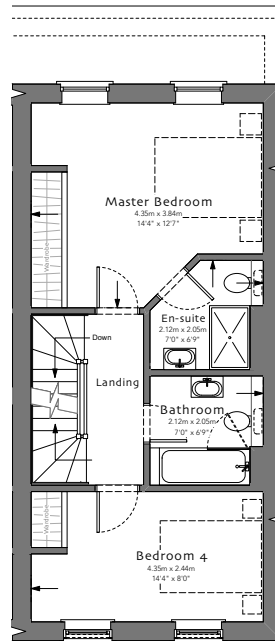
GROUND FLOOR



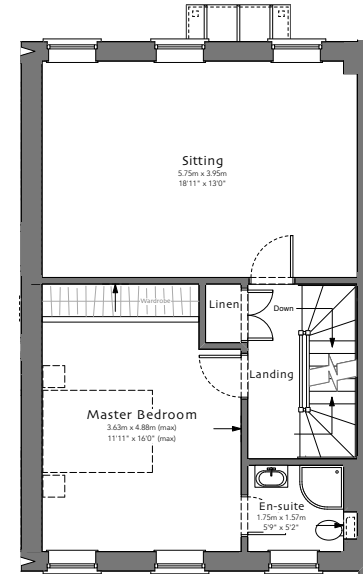
FIRST FLOOR



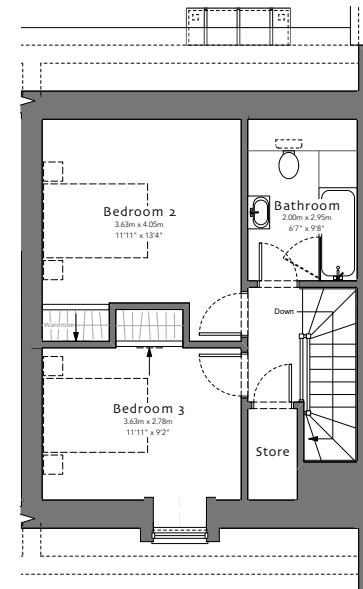
THIRD FLOOR



SECOND FLOOR



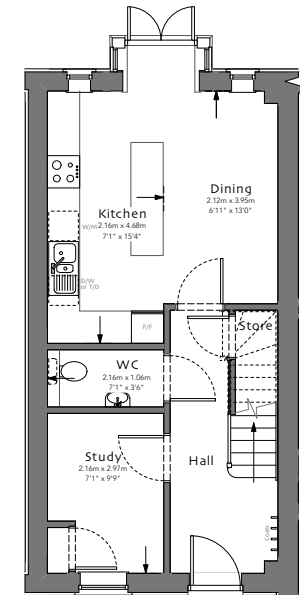
FIRST FLOOR



SECOND FLOOR

Block F

Plot 61

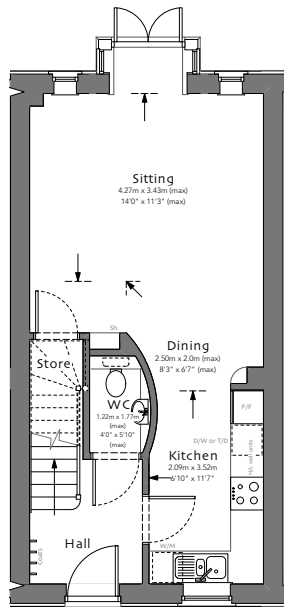


GROUND FLOOR

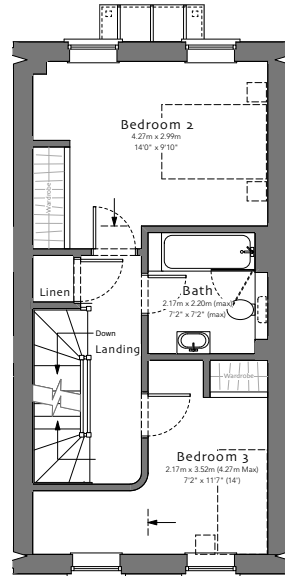
Please Note: Block D, E & F end terrace units have gable windows.

Plot numbers marked with '' indicate a mirrored plot layout.

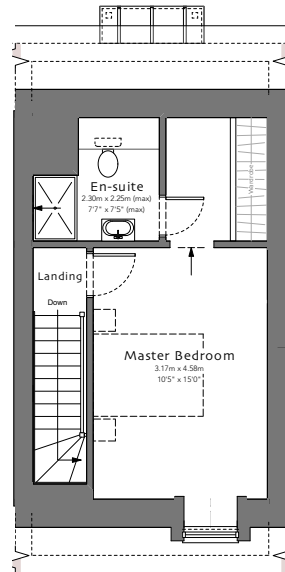
Block F
Plots 62, 63, 64*



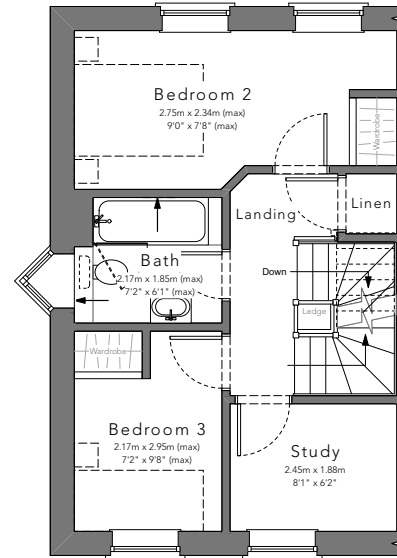
GROUND FLOOR



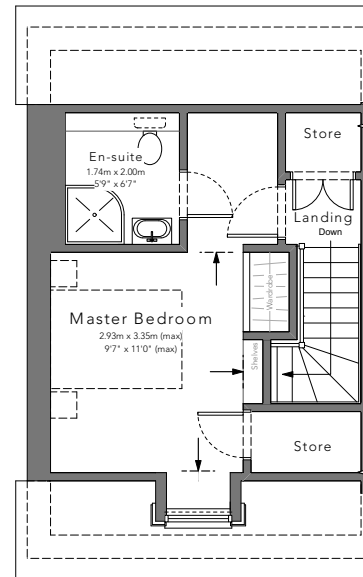
FIRST FLOOR



SECOND FLOOR

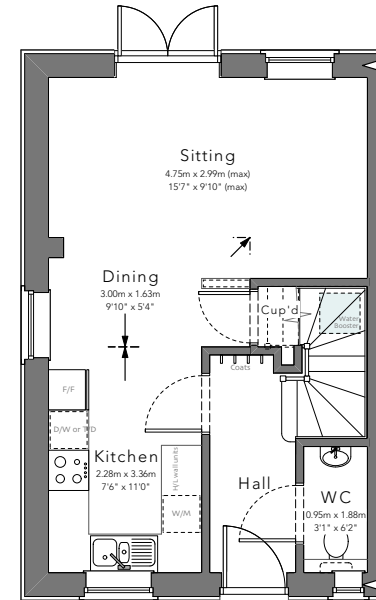


FIRST FLOOR



SECOND FLOOR

Block G
65 & 66*



GROUND FLOOR

SPECIFICATION

Windows & External Doors

- Windows with 20mm sealed double glazed units.
- External entrance doors with weatherstrip and British Standard multi claw locks.
- Door furniture to be contemporary chrome plated.

Internal Doors

- Classic solid core softwood doors painted in white eggshell with contemporary chrome plated door furniture.

Floor Finishes

- Entrance halls, kitchens and dining areas to be fitted with either engineered oak, luxury vinyl tiles or ceramic tiles.
- Recessed mat well to front entrance.
- Cloakrooms, bathrooms and en-suites to be tiled.
- Quality carpet to living room and bedroom areas with premium underlay.
- Luxury wood effect vinyl tiles to open plan living areas of apartments.

Decoration

- Walls: Pale grey matt emulsion.
- Ceilings: White matt emulsion.
- Joinery & Mouldings: White painted eggshell
- External Joinery: Generally white painted.

Staircase

- Softwood staircase with white painted stop chamfered balustrading.

Wall Tiling

- Tiling generally half height in cloakroom, bathroom & en-suites. Fully tiled shower enclosure.

Kitchens & Utility Areas

- Fully fitted bespoke kitchens with quartz worksurfaces and upstands with soft close doors in all houses. Apartments as houses with quality laminate worksurface.
- Appliances include dishwasher and washer dryer.
- LED under cupboard lighting.

Electrical Installation

- Orcom Digital Smart Lighting Control System with dimmable facility.
- LED recessed down lighters to Kitchen, Utility, Cloakroom, Bathroom & En Suites.
- USB Chargers.
- External light fittings adjacent to front and rear entrances.
- Ceiling mounted smoke and heat detectors.

Security & Connectivity (Apartments only)

- TV integrated reception system via communal array satellite dish including Freeview & FM radio.
- Door entry system.

Sanitary Appliances

- Luxury branded sanitary ware in white.
- Vanity units to bathrooms and en-suites.
- Heated towel rails.

Plumbing & Heating

- *Houses:* Underfloor heating throughout ground floor & all bathrooms.
- Radiators on all upper levels with thermostatically controlled valves.
- *Apartments:* Underfloor heating throughout with towel rails in bathrooms.
- Installation by CORGI registered plumbing contractors.

Externals

- Houses: 2 parking spaces per plot.
- Apartments: Allocated parking.
- Provision for some electric vehicle charging points.
- Close boarded fencing between rear gardens 1.8m high.
- Turfed garden.
- Natural stone slab patio to rear garden.

Building Warranty

- 10 year ICW guarantee.



Propiteer
HOMES 

Propiteer Homes have high end residential development projects in various stages from planning to construction across Suffolk & Essex

AGENT INFORMATION

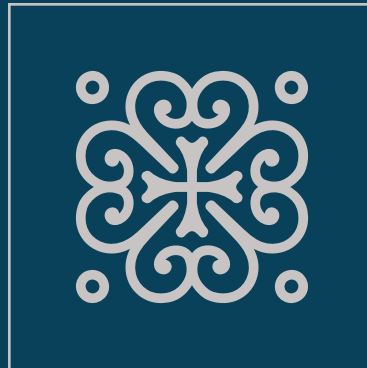
Bychoice
ESTATE AGENTS

01284 769598 • burystedmunds@bychoice.co.uk

6 The Traverse, Bury St. Edmunds, IP33 1BJ

bychoice.co.uk





Bychoice **Propiteer**
ESTATE AGENTS HOMES 

01284 769598 • burystedmunds@bychoice.co.uk

bychoice.co.uk • abbots-gate.co.uk

Plans are correct as of date of printing, however our plans may be subject to change. All images are for illustrative purposes only and should only be used as guide.