



Great Oak Place | The Street, Raydon, Suffolk, IP7 5LT



Features

- Brand New
- Three Bedroom
- Solar Panels
- Garage & Off Road Parking
- 10 Year ICW Warranty
- Underfloor Heating
- Air Source Heat Pump

A highly desirable collection of just 8 new bungalows located close to Raydon's local amenities and with easy access to the A12. Plot 8 benefits from stunning, open plan living accommodation with bespoke kitchen fittings and 3 double bedrooms with ensuite to the master bedroom. Single garage with parking.



Designed by local architects Wright Ruffell Cameron, 4 Great Oak Place has been built and fitted to the highest standard, which includes Bosch appliances in the kitchen, Symphony fitted base and eye level units, and UPVC double glazing throughout.

The spacious entrance hallway offers views all the way to the back of the property, providing an abundance of natural light. With two double bedrooms on the left, and the master bedroom on the right, the hallway leads to the open-planned kitchen, living and dining area, designed with a breakfast bar and double french doors out to the garden. The kitchen features extensive quartz worksurfaces, as well as an integrated refrigerator/freezer, oven, microwave oven, induction hob and washer/dryer. All bedrooms benefit from premium carpets (that the buyers are able to choose), and the master bedroom features an integrated wardrobe and ensuite shower room.

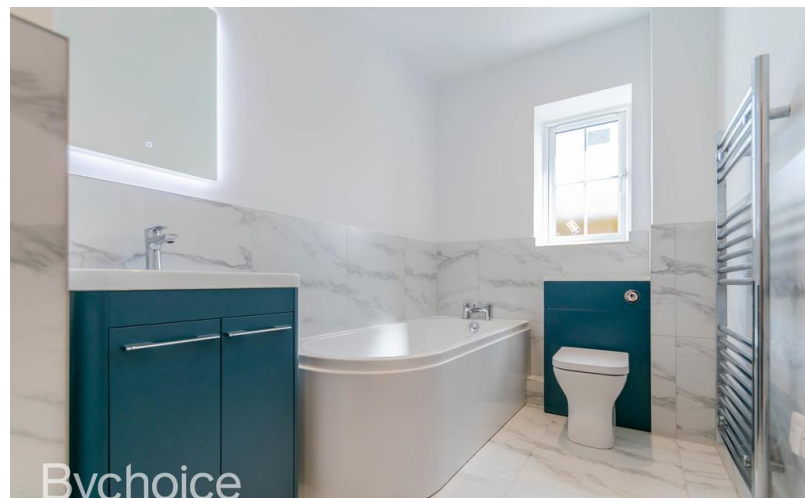
Outside, the property offers a turfed private rear garden with an Indian sandstone patio, which is enclosed by closeboard fencing and a side gate. The XL garage features an insulated electric roller door, and can be accessed via the kitchen. The garage benefits from an EV charging point.

Location

Situated in the parish of Raydon, 4 Great Oak Place is attractively positioned in Suffolk's AONB. Located just 0.5 miles away from Brett Vale Golf Club, Raydon offers countryside walks and the popular Constable villages of Flatford and Dedham nearby, as well as easy access to mainline train stations at Manningtree, Colchester and Ipswich.

Services

Mains electricity, water and drainage are connected





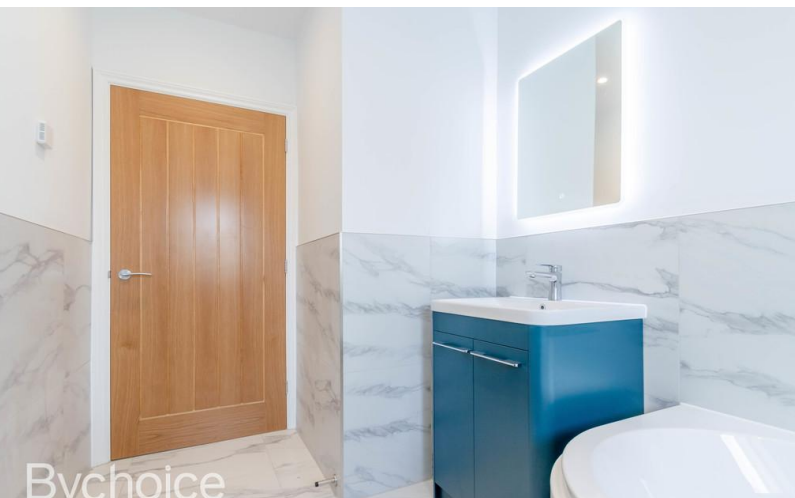
Air source heat pump, solar panels and underfloor heating
EV Charging point
High-speed broadband

Local Authority and Council Tax Band
Babergh District Council
Band TBC

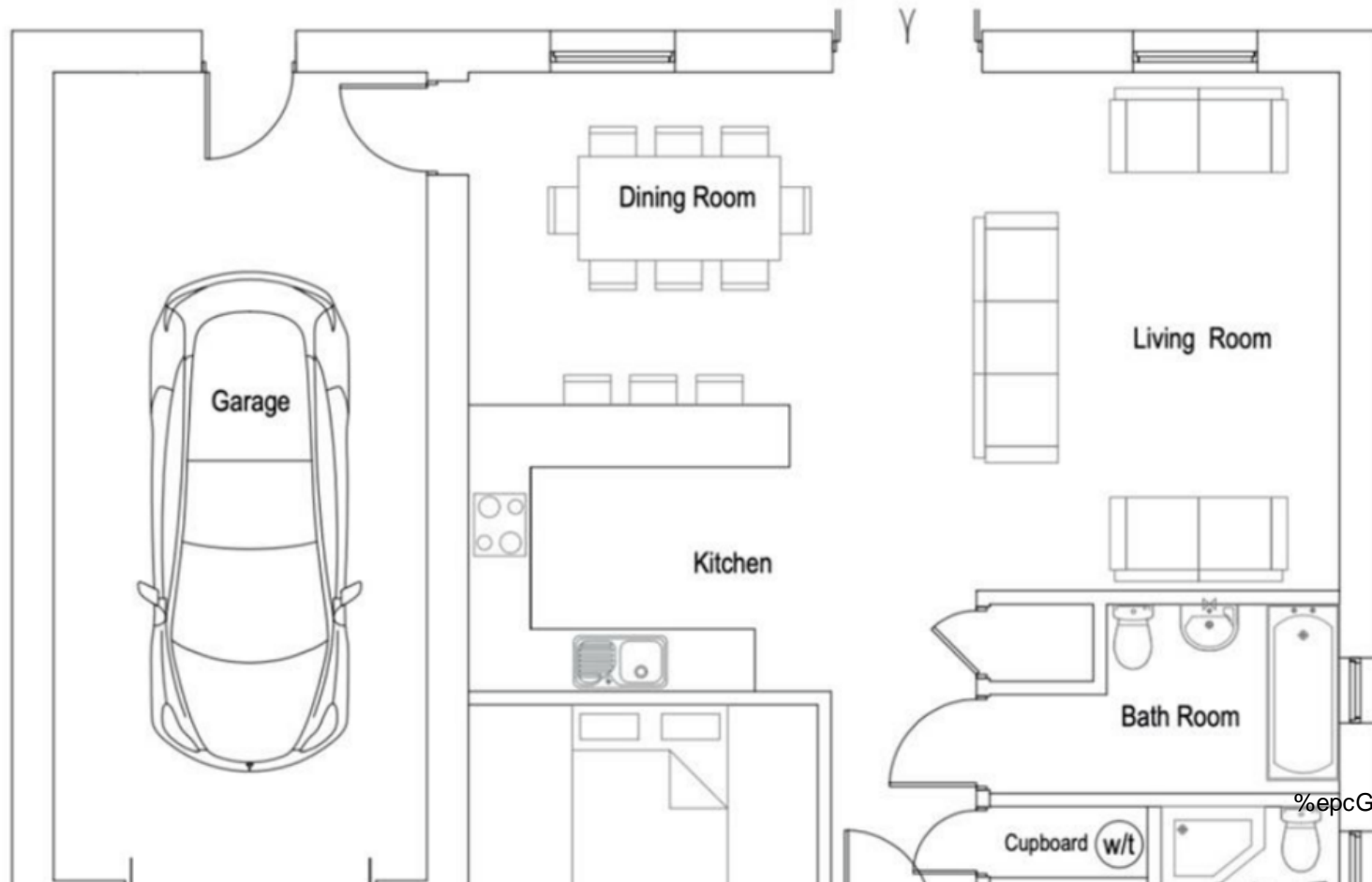
EPC Rating
TBC

Agent's note
The service charge is to be confirmed. The property is covered by a 10-year ICW warranty. The Samsung air source heat pump has a 7-year warranty. All Bosch kitchen appliances have a 2-year warranty.

Both Bychoice & Chapman Stickels are working jointly on the marketing of this development.



4, Great Oak Place, Raydon, IP7 5LT



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