



Old School Corner | Brettenham, Ipswich, Suffolk, IP7 7PB



Features

- PRIVATE DEVELOPMENT
- FOUR BEDROOMS
- DOUBLE GARAGE
- VILLAGE LOCATION
- SPRING / EARLY SUMMER COMPLETION
- ENSUITE TO MASTER & GUEST BEDROOM
- 10 YEAR NHBC WARRANTY

Bychoice are delighted to bring to the market this exceptional four-bedroom detached property located within the well-regarded village of Brettenham. This private development consists of only four high-end built properties all due for completion at the end of Spring / Early Summer.



THE SHREWSBURY

Presenting a limited collection of just four thoughtfully designed four-bedroom homes, this exceptional ensemble seamlessly integrates with its surroundings, offering an enticing blend of rural tranquillity and contemporary modern living. Drawing on over 45 years of award-winning building expertise, these high-quality, energy-efficient residences are not only sophisticated and stylish but also flexible and flooded with natural light.

The particularly refined four-bedroom detached home provides ample space for comfortable relaxation, accentuated by wide bay windows and three expansive sets of glazed bi-folding doors that open onto the rear garden. The ground level showcases an open-plan kitchen/dining/family area and a spacious living room, both bathed in natural daylight. Convenience is paramount, with a utility area and cloakroom also on this level.

Upstairs reveals four generously proportioned bedrooms and a sleek family bathroom, with the principal and second bedrooms boasting their own en-suite shower rooms. Abundant storage options and a double garage further enhance the appeal of this home, epitomizing the perfect fusion of luxury, functionality, and modern design.

KITCHEN/BREAKFAST ROOM

24' 5" x 19' 8" (7.44m x 5.99m)

UTILITY / PANTRY ROOM

12' 10" x 11' 7" (3.91m x 3.53m)

DINING ROOM / STUDY

14' 2" x 12' 5" (4.32m x 3.78m)

SITTING ROOM

25' 7" x 13' 1" (7.8m x 3.99m)

WC

6' 5" x 3' 5" (1.96m x 1.04m)

PRINCIPLE BEDROOM

13' 2" x 11' 1" (4.01m x 3.38m)



**DRESSING ROOM**

9' 10" x 5' 10" (3m x 1.78m)

ENSUITE

9' 8" x 6' 6" (2.95m x 1.98m)

BEDROOM

15' 1" x 11' 7" (4.6m x 3.53m)

ENSUITE

6' 7" x 5' 2" (2.01m x 1.57m)

BEDROOM

14' 2" x 10' 2" (4.32m x 3.1m)

BEDROOM

9' 10" x 7' 10" (3m x 2.39m)

HEATING

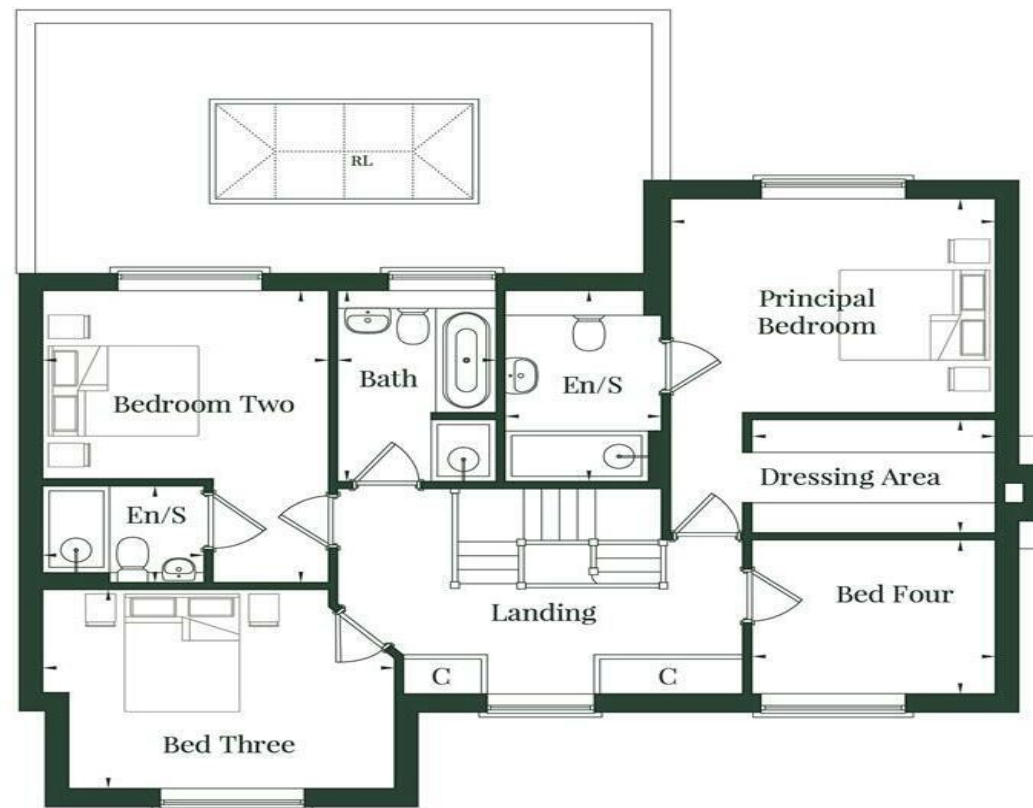
Air source heat pump which provides underfloor heating on the ground floor and radiator system on the first floor.

LOCATION

Nestled in the idyllic countryside, Brettenham enjoys a strategic location connected by serene country roads, providing seamless access to key thoroughfares and major towns in the region. Within a seven-mile radius, the A134 is easily accessible, offering routes south to Sudbury and Colchester, or north to Bury St Edmunds and beyond to Thetford. From Bury St Edmunds, the A14 leads towards Newmarket, Cambridge, and the Midlands, while Sudbury's A131 provides a direct path to Braintree or Chelmsford.

For those preferring rail travel, the nearest train station is in Stowmarket, offering regular services to Newmarket, Cambridge, Norwich, Colchester, Chelmsford, London, and Ipswich. Ipswich station provides a convenient transfer point for the scenic Suffolk coastal branch line. Brettenham's location ensures both efficient road and rail connectivity, facilitating easy exploration of Suffolk's charming landscapes and beyond.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. B2304



Site plan.

Planned with exceptional care and an awareness of the latest lifestyle trends, the appeal of these remarkable homes is a combination of their stunning location, their attractive materials and the timeless colour palette – alongside their luxurious fittings and their well considered practical touches.

It really is a fantastic rural retreat away from daily life.



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Plot One
The Winchester
Four Bedroom Home

2

Plot Two
The Westminster
Four Bedroom Home

3

Plot Three
The Shrewsbury
Four Bedroom Home

4

Plot Four
The Eaton
Four Bedroom Home

All house/plot sizes are approximate only. While the computer-generated development layout shown has been prepared for the assistance of the prospective purchaser the information is preliminary and for guidance purposes only. All planning and landscaping shown within computer-generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, field and soft landscaping and similar details are approximate only and may vary from what is shown - purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architectural site drawings for full and accurate details.