

Summary

Brand new private development consisting of only eight dwellings all within close proximity of amenities. Designed and finished to a high standard this beautiful development on the cusp of the Dedham Vale AONB is not one to be missed.

Description

Approximate Room Sizes

Designed by local architects Wright Ruffell Cameron, Benmore has been built to the highest standard. The property is due to be fitted with Bosch appliances in the kitchen, Symphony fitted base and eye level units, luxury vinyl tiles and UPVC double glazing throughout.

The spacious entrance hallway leads directly to the rear of the property, wherein lies an open-planned kitchen, living and dining area, with sliding doors to the garden. The well-equipped kitchen will feature an integrated refrigerator/freezer, oven, induction hob and washer/dryer. Both bedrooms and hallways will benefit from premium carpets

Outside, the property offers a turfed front and private rear garden with an Indian sandstone patio, which is enclosed by closeboard fencing and a side

gate. Two parking spaces are positioned at the rear of the property, which benefit from an EV charging point.

Location

Situated in the parish of Raydon, Benmore 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. Purchasers of Benmore will be able to choose kitchen worktop styles, unit colours and carpet colours.

DISCLAIMER: These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time.

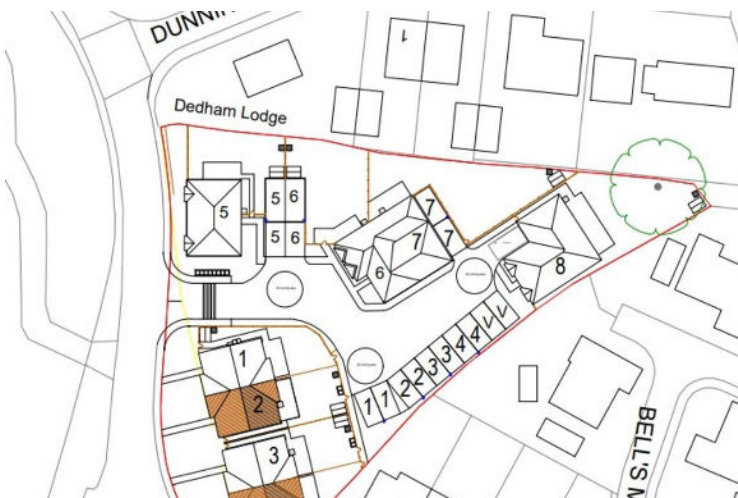
Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.

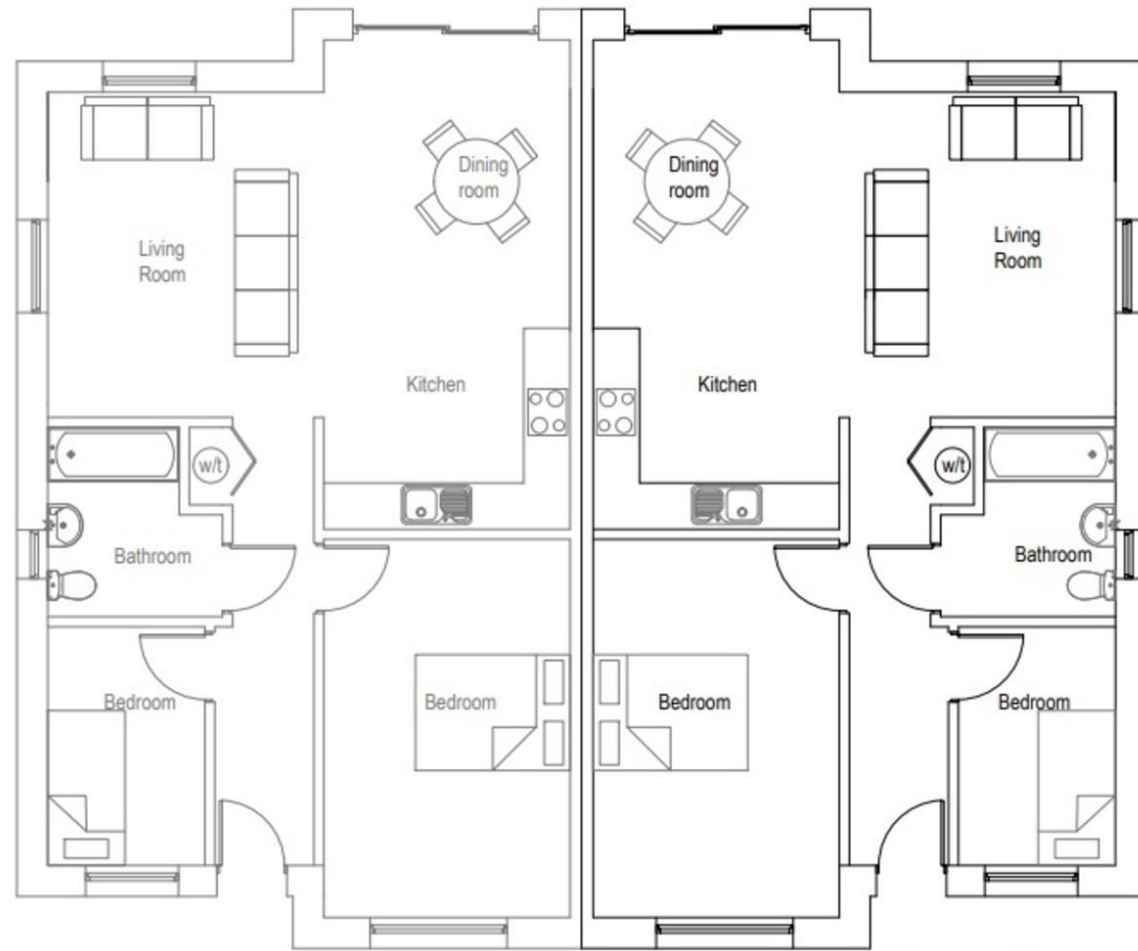
Please note the photos advertised may alter from the final finish on this plot. All photos and measurements are being used as a guide and cannot solely be relied upon.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – TBC
Tenure – Freehold
Post Code – IP7 5LT

Viewings by appointment
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EPC TO FOLLOW

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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 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

Great Oak Place | The Street | IP7 5LT

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£400,000

- Brand New
- Two Bedroom
- 10 Year ICW Warranty
- Off Road Parking
- Village Location
- Air Source Heating
- Underfloor Heating