



ABBOTS GATE



Space to
live, room
to grow

An exclusive collection of 3 & 4 bed homes
in the heart of Bury St. Edmunds.

BLOCK G, PLOTS 65 & 66

DETAILS

Type	Town House
Bedrooms	3
Bathrooms	3
Floors	3
Sq. Ft.	970
Sq. M.	90
Block	G
Tenure	Freehold

Brought to you by Propiteer Homes, Abbots Gate has been designed with real living in mind. This three-bedroom townhouse has been finished to a high standard, with comfort and quality at the heart of every detail.

On the ground floor, a large open-plan kitchen, dining, and living area makes everyday life effortless. This space is perfect for entertaining friends or simply enjoying a relaxing night in watching TV or reading a book.

Upstairs on the first floor, you'll find two bedrooms and the family bathroom, while a separate study offers a quiet corner for work, homework, or just sorting paperwork.

Venture up to the top floor, and you'll discover the master bedroom, complete with its own en-suite bathroom. There's plenty of room for everyone to have their own corner of the house.

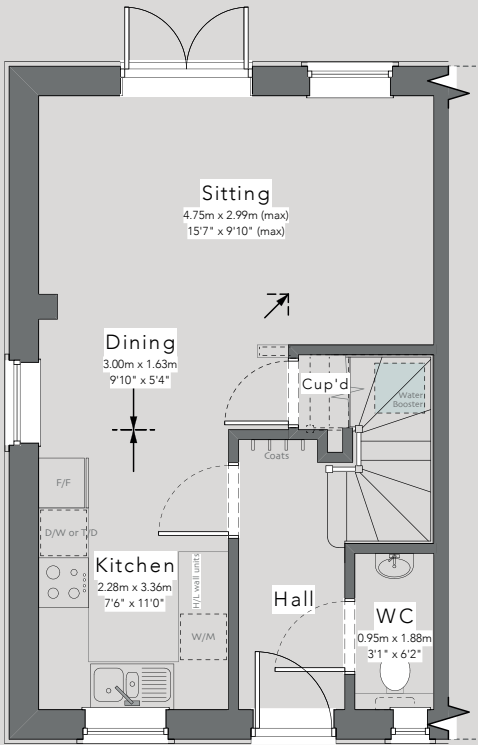
Every element here is designed for everyday living: ample space, no-fuss flow between rooms, and thoughtful additions where you need them. It's a home that works for real life: spacious, adaptable and ready for whatever comes next.

Abbots Gate isn't just a place to live; it's a place to grow.

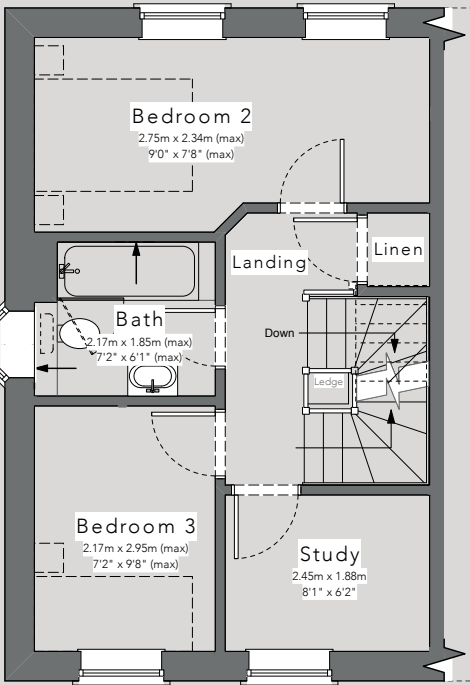


FLOOR PLANS

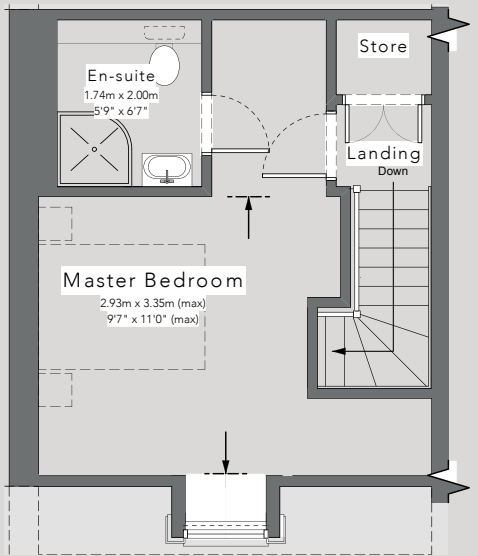
Ground floor



First floor



Second floor



GROUND FLOOR

Kitchen:	2.28m x 3.36m / 7'6" x 11'0"
Dining Area:	3.00m x 1.63m / 9'10" x 5'4"
Family Area:	4.75m x 2.99m / 15'7" x 9'10" (max)

FIRST FLOOR

Study:	2.45m x 1.88m / 8'1" x 6'2"
Bathroom:	2.17m x 1.85x / 7'2" x 6'1" (max)
Bedroom 2:	2.75m x 2.34m / 9'0" x 7'8" (max)
Bedroom 3:	2.17m x 2.95m / 7'2" x 9'8" (max)

SECOND FLOOR

Master Bedroom:	2.93m x 3.35m / 9'7" x 11'0" (max)
En-suite:	1.74m x 2.00m / 5'9" x 6'7"

Plot 66 has a mirrored layout.

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 panel doors painted in white eggshell with contemporary chrome plated furniture.

FLOOR FINISHES

- Entrance halls, kitchens and dining areas to be fitted with engineered oak.
- Recessed mat to front entrance.
- Cloakrooms, bathrooms and en-suites to be tiled.
- Quality carpet to living room and bedroom areas with premium underlay.

DECORATION

- Walls: White emulsion.
- Ceilings: White matt emulsion.
- Joinery & moulding: White painted eggshell.
- External joinery: Generally white painted.

STAIRCASE

- Softwood staircase with white painted plain square spindles.

WALL TILING

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

KITCHENS & UTILITY AREAS

- Fully fitted bespoke kitchens with silestone/granite surfaces and upstands with soft-close doors in all houses.
- Appliances include Bosch dishwasher.
- LED under cupboard lighting.
- Electrical installation.
- LED recessed down lighters to kitchen, utility, cloakroom, bathroom and en-suites.
- USB chargers.
- Ceiling mounted smoke and heat detectors.
- TV integrated reception system via communal array satellite dish including Freeview & FM radio.
- Sanitary appliances.
- Luxury branded sanitary ware in white.
- Vanity units to bathrooms and en-suites.
- Heated towel rails.

PLUMBING & HEATING

- Full central heating.
- Underfloor heating to ground floor.
- Radiators on all upper levels with thermostatically controlled valves.
- Installation by CORGI registered plumbing contractors.

EXTERNALS

- Houses: 2 parking spaces per plot.
- Ducting for some electric vehicle charging points.
- External light fittings adjacent to front and rear entrances.
- Close board fencing between rear gardens 1.8m high.
- Natural stone slab patio to rear garden.
- Building warranty.
- 10 year Checkmate guarantee.

SELLING AGENTS

Bychoice
01284 769598
burystedmunds@bychoice.co.uk

Lacy Scott & Knight
01284 748600
bury@lsk.co.uk

Bychoice
ESTATE AGENTS

**LACY SCOTT
& KNIGHT**
est. 1865

Please Note: The information provided is correct at the time of publish, however is subject to change at the developers discretion.