



# ABBOTS GATE



Space to  
live, room  
to grow

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

BLOCK D, PLOTS 42-49

# DETAILS

Type	Townhouse
Bedrooms	4
Bathrooms	3
Floors	3
Sq. Ft.	1,960
Sq. M.	182
Block	D
Tenure	Freehold

Brought to you by Propiteer Homes, Abbots Gate has been designed with real living in mind. This four-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. Next to the kitchen, a dedicated utility room keeps laundry and extra storage neatly tucked away, while a separate study offers a quiet corner for work, homework, or just sorting paperwork.

Upstairs on the first floor, you'll find a comfortable sitting room, perfect for movie nights or curling up with a book. On this level, you'll also find the master bedroom, complete with its own en-suite bathroom,

plus a smaller bedroom that's ideal as a nursery, guest room or hobby space.

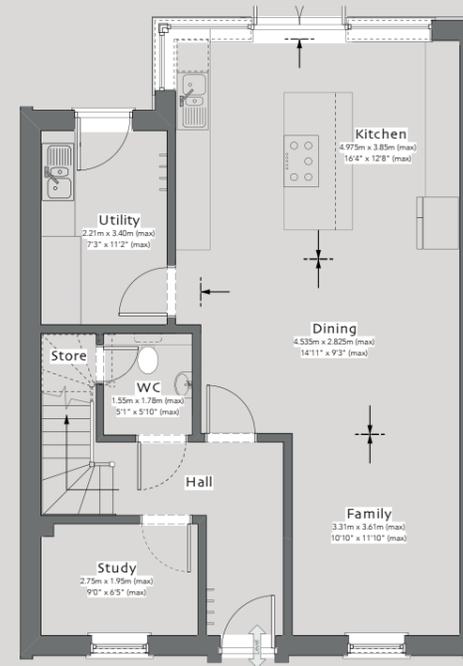
Venture up to the top floor and you'll discover two more bright bedrooms and a family bathroom, plenty of room for everyone to have their own corner of the house.

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.

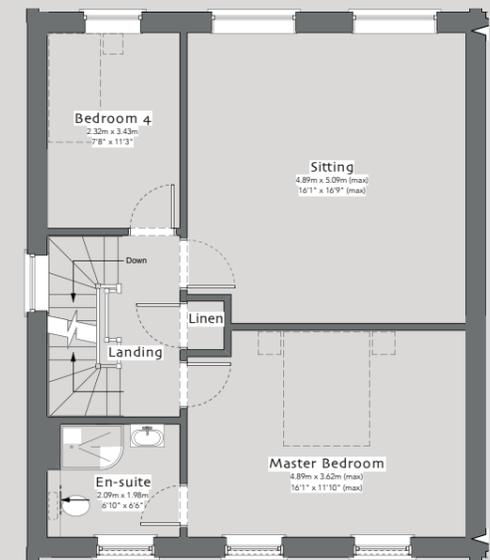
Abbots Gate isn't just a place to live; it's a place to grow.

## FLOOR PLANS

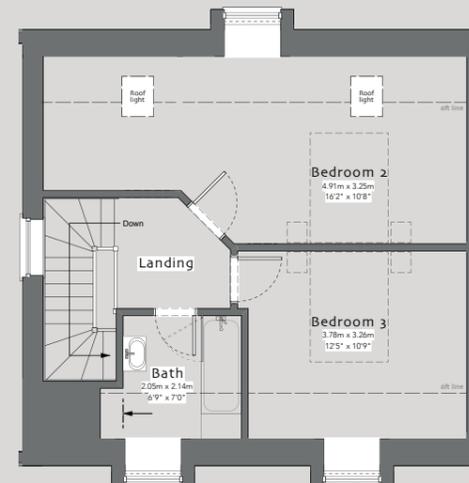
### Ground floor



### First floor



### Second floor



#### GROUND FLOOR

Kitchen: 4.97m x 3.85m / 16'4" x 12'8" (max)

Dining: 4.53m x 2.85m / 14'11" x 9'3" (max)

Family: 3.31m x 3.61m / 10'10" x 11'10" (max)

#### FIRST FLOOR

Sitting Room: 4.89m x 5.09m / 16'1" x 16'9" (max)

Master Bedroom: 4.89m x 3.62m / 16'1" x 11'10" (max)

En-suite: 2.09m x 1.98m / 6'10" x 6'6"

Bedroom 4: 2.32m x 3.43m / 7'8" x 11'3"

#### SECOND FLOOR

Bedroom 2: 4.91m x 3.25m / 16'2" x 10'8"

Bedroom 3: 3.78m x 3.26m / 12'5" x 10'9"

Bathroom: 2.05m x 2.14m / 6'9" x 7'0"



Plots 43, 45, 47 & 49 have a mirrored layout. End terrace units have gable windows.

# 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

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**Bychoice**  
ESTATE AGENTS

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