



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.

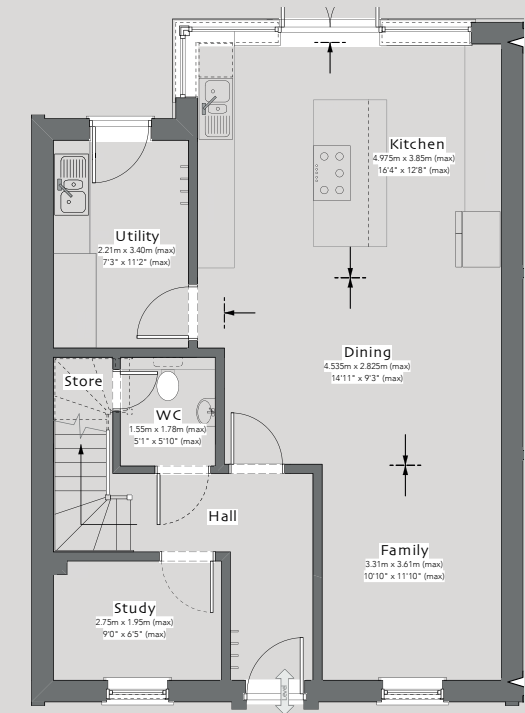
Every element here is designed for everyday living: ample space, no-fuss flow between rooms, and thoughtful additions where you need them. It's a home that works for real life: spacious, adaptable and ready for whatever comes next.

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

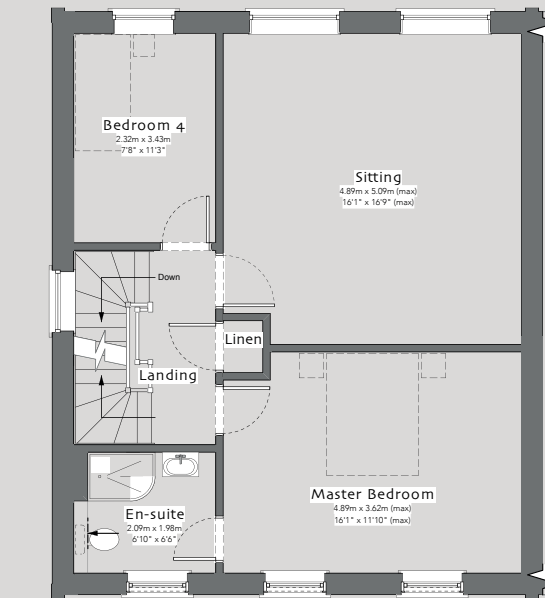


FLOOR PLANS

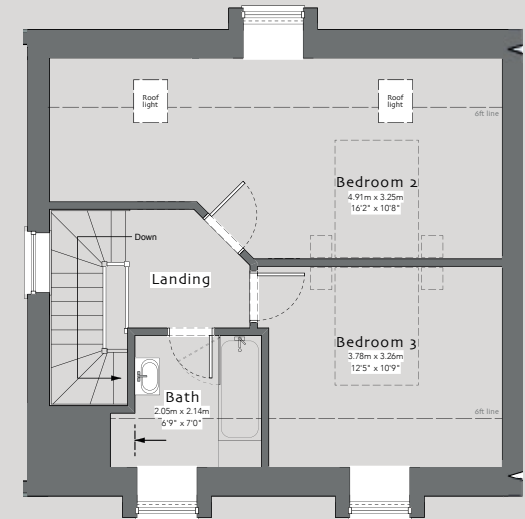
Ground floor



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