



ABBOTS GATE



Space to
live, room
to grow

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

BLOCK F, PLOTS 57 & 58

Plots 57 & 58

DETAILS

Type	Townhouse
Bedrooms	3
Bathrooms	3
Floors	3
Sq. Ft.	1,175
Sq. M.	109
Block	F
Tenure	Freehold

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

On the ground floor, an open-plan kitchen, dining, and sitting area create a seamless space for everyday living. The sitting area is beautifully illuminated by two Velux windows, allowing natural light to flood the room.

Moving upstairs to the first floor, you'll find two bright bedrooms and a family bathroom. A separate study provides a quiet corner for work, homework, or just doing paperwork.

Venture up to the top floor, and you'll find the master bedroom, complete with its own en-suite bathroom. This layout ensures that everyone has their own space within the house.

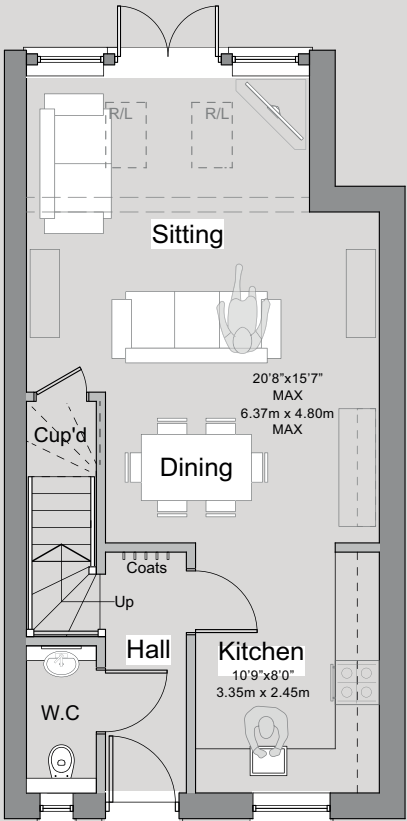
Every element here is designed for everyday living: ample space, no-fuss flow between rooms, and thoughtful additions where you need them. It's a home that works for real life: spacious, adaptable and ready for whatever comes next.

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

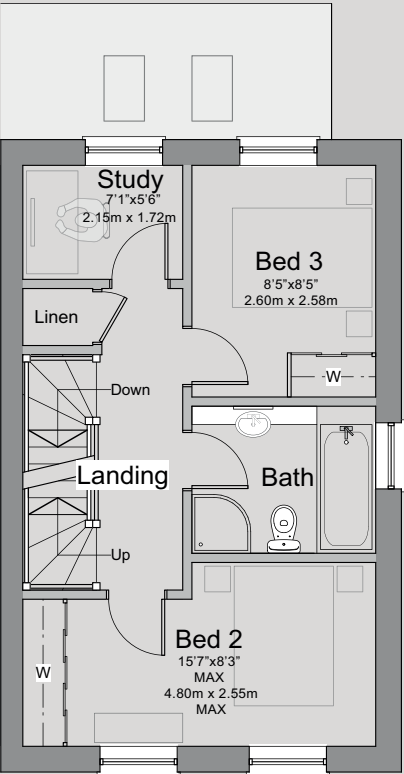


FLOOR PLANS

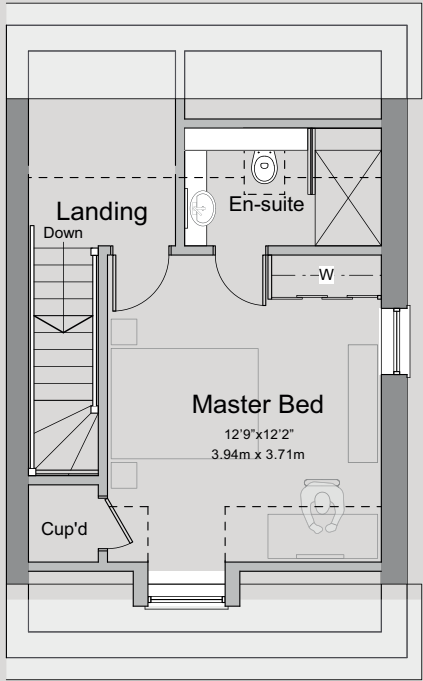
Ground floor



First floor



Second floor



GROUND FLOOR

Kitchen:	3.35m x 2.45m / 10'9" x 8'0"
Dining / Family Area:	6.37m x 4.80m / 20'8" x 15'7" (max)

FIRST FLOOR

Study:	2.15m x 1.72m / 7'1" x 5'6"
Bedroom 2:	4.80m x 2.55m / 15'7" x 8'3" (max)
Bedroom 3:	2.60m x 2.58 / 8'5" x 8'5"

SECOND FLOOR

Master Bedroom:	3.94m x 3.71m / 12'9" x 12'2"
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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.