



# 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 62-64

# DETAILS

Type	Townhouse
Bedrooms	3
Bathrooms	3
Floors	3
Sq. Ft.	1,120
Sq. M.	104
Block	F
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, you'll find an open-plan kitchen, dining, and sitting area, making 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 bright bedrooms and a family bathroom. Venture up to the top floor

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

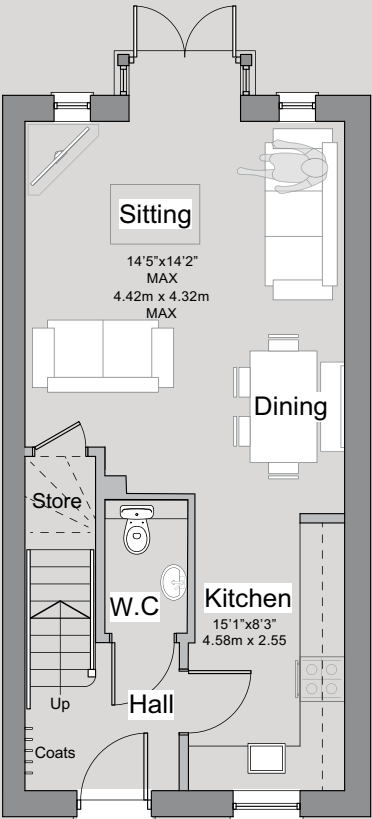
Every element here is designed for everyday living: ample space, no-fuss flow between rooms, and thoughtful additions where you need them. It's a home that works for real life: spacious, adaptable and ready for whatever comes next.

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

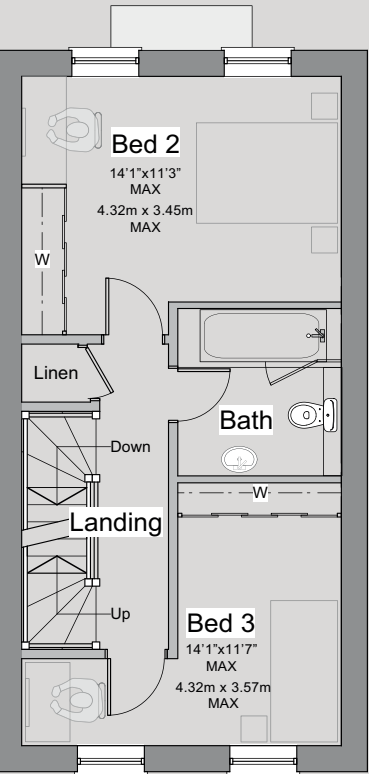


## FLOOR PLANS

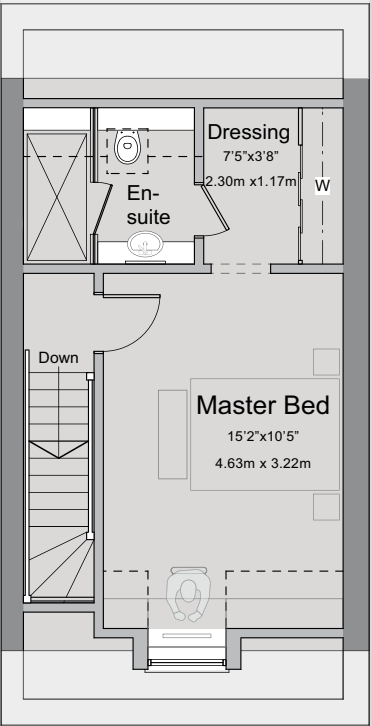
### Ground floor



### First floor



### Second floor



#### GROUND FLOOR

Kitchen: 4.58m x 2.55m / 15'1" x 8'3"  
Dining / Sitting Room: 4.42m x 4.32m / 14'5" x 14'2" (max)

#### FIRST FLOOR

Bedroom 2: 4.32m x 3.45m / 14'1" x 11'3" (max)  
Bedroom 3: 4.32m x 3.57 / 14'1" x 11'7" (max)

#### SECOND FLOOR

Master Bedroom: 4.63m x 3.22m / 15'2" x 10'5"  
Dressing: 2.30m x 1.17m / 7'5" x 3'8"

Plot 64 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

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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.