



ABBOTS GATE



Space to
live, room
to grow

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

BLOCK E, PLOTS 50-56

DETAILS

Type	Townhouse
Bedrooms	4
Bathrooms	4
Floors	3
Sq. Ft.	1,895
Sq. M.	176
Block	E
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, and a separate study offers a quiet corner for work, homework, or just sorting paperwork.

Upstairs on the first floor, you'll find a large 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.

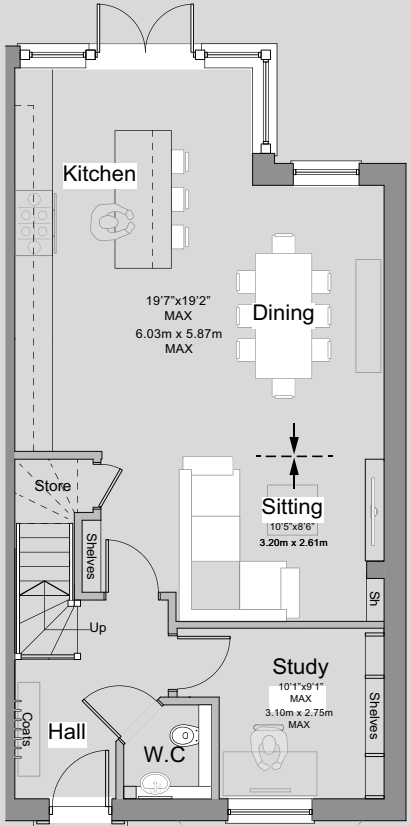
Venture up to the top floor, and you'll discover three more bedrooms: two double bedrooms – one with an en-suite bathroom – and a smaller bedroom that's ideal as a nursery or hobby space. There's plenty of room for everyone to have their own corner of the house.

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.

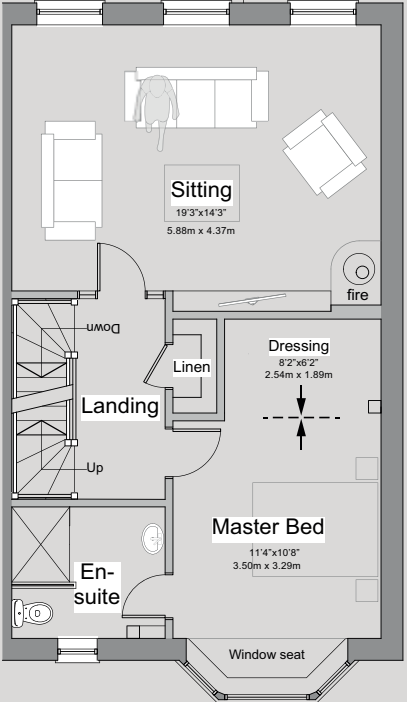
Abbots Gate isn't just a place to live; it's a place to grow.

FLOOR PLANS

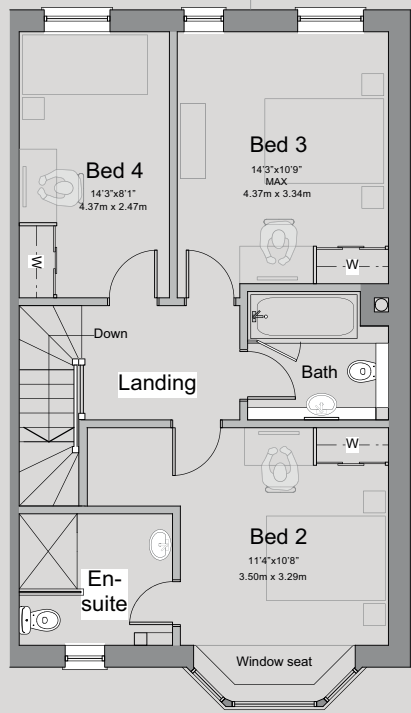
Ground floor



First floor



Second floor



GROUND FLOOR

Kitchen / Dining: 6.03m x 5.87m (max) / 19'7" x 19'2" (max)
Sitting Area: 3.20m x 2.61m / 10'5" x 8'6" (max)

FIRST FLOOR

Sitting Room: 5.88m x 4.37m / 19'3" x 14'3"
Master Bedroom: 3.50m x 3.29m (max) / 14'4" x 10'8"
Dressing: 2.54m x 1.89 (max) / 8'2" x 6'2"

SECOND FLOOR

Bedroom 2: 3.50m x 3.29m / 11'4" x 10'8"
Bedroom 3: 4.37m x 3.34m / 14'3" x 10'9" (max)
Bedroom 4: 4.37m x 2.47m / 14'3" x 8'1"

Plots 51, 53 & 55 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.