



# 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.

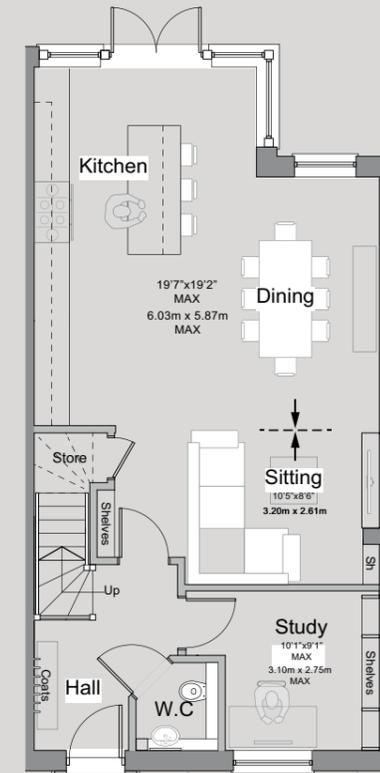
Venture up to the top floor, and you'll discover three more bedrooms: two double bedrooms – one with an en-suite bathroom – and a smaller bedroom that's ideal as a nursery or hobby space. There's plenty of room for everyone to have their own corner of the house.

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.

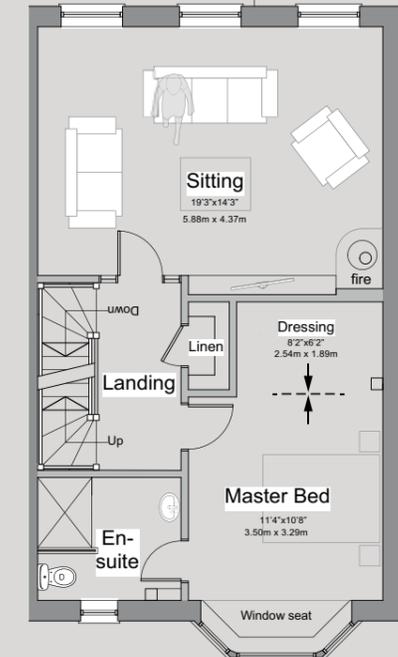
Abbots Gate isn't just a place to live; it's a place to grow.

## FLOOR PLANS

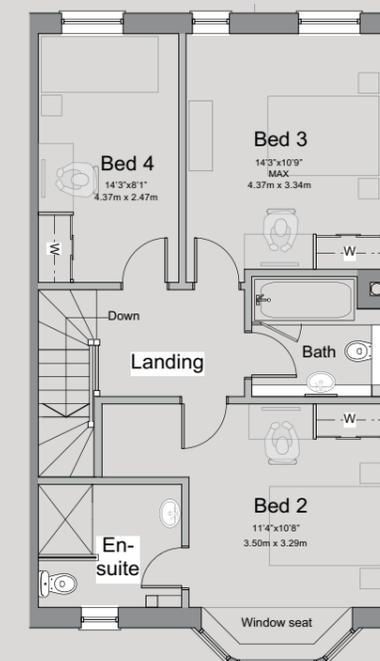
### Ground floor



### 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) / 11'4" 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

Bychoice  
01284 769598  
burystedmunds@bychoice.co.uk

Lacy Scott & Knight  
01284 748600  
bury@lsk.co.uk

**Bychoice**  
ESTATE AGENTS

**LACY SCOTT  
& KNIGHT**  
EST. 1978

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