



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 59 & 60

DETAILS

Type	Townhouse
Bedrooms	4
Bathrooms	5
Floors	4
Sq. Ft.	1,690
Sq. M.	157
Block	F
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, the open-plan kitchen/dining area and snug, makes everyday life effortless. 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 second bedroom, complete with its own en-suite bathroom.

On the second floor you'll discover the master bedroom, complete

with en-suite, plus a bedroom four and the family bathroom.

Head up to the top floor, where you'll find bedroom three with its en-suite bathroom. This space is perfect as a guest room or hobby area, ensuring there's ample room for everyone to have their own corner in the house.

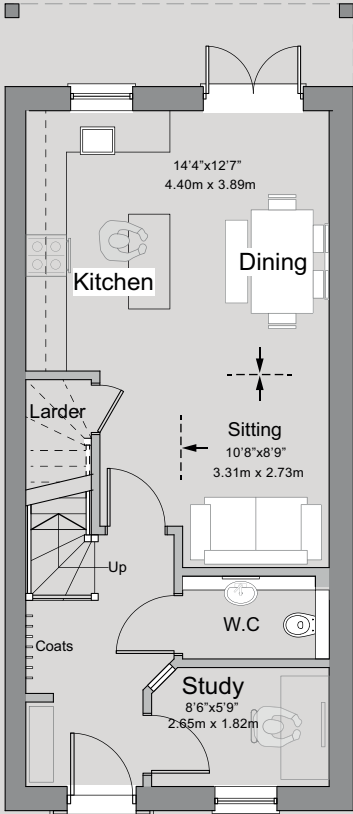
Every element here is designed for everyday living: ample space, no-fuss flow between rooms, and thoughtful additions where you need them. It's a home that works for real life: spacious, adaptable and ready for whatever comes next.

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

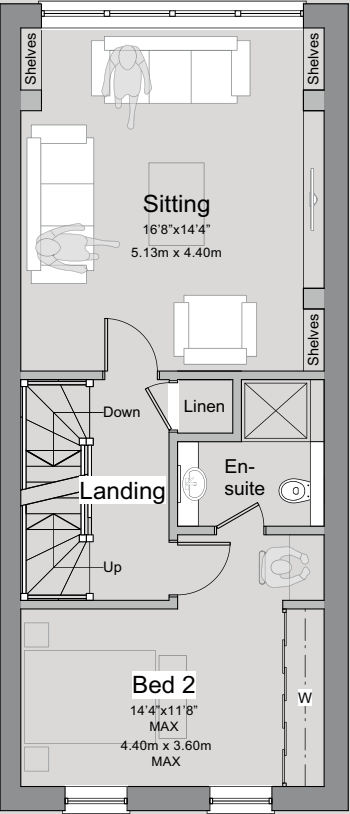


FLOOR PLANS

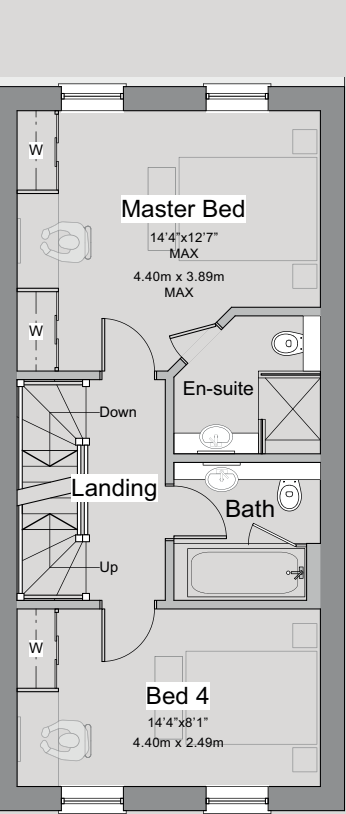
Ground floor



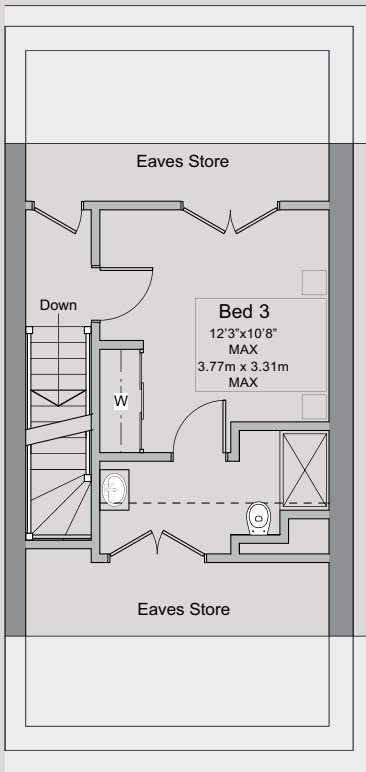
First floor



Second floor



Third floor



GROUND FLOOR

Kitchen / Dining: 4.40m x 3.89m / 14'4" x 12'7" (max)

Sitting: 3.31m x 2.73m / 10'8" x 8'9" (max)

Study: 2.65m x 1.82m / 8'6" x 5'9"

FIRST FLOOR

Sitting Room: 5.13m x 4.40m / 16'8" x 14'4"

Bedroom 2: 4.40m x 3.60m / 14'4" x 11'8" (max)

SECOND FLOOR

Master Bedroom: 4.40m x 3.89m / 14'4" x 12'7" (max)

Bedroom 4: 4.40m x 2.49m / 14'4" x 8'1"

THIRD FLOOR

Bedroom 3: 3.77m x 3.31m / 12'3" x 10'8" (max)

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.