



PLOT 3, BADWELL ASH, IP31 3DW

- Woodburner to Living Room
- Underfloor heating to ground floor, thermostatic radiators to first floor
- Two en-suite bathrooms with further family bathroom
- Double garage
- Ample off road parking
- Village location
- 10 year NHBC warranty

Price- POA

Tel: 01473 210210 Fax: 01473 210057 www.propertyfirst.co.uk email: info@propertyfirst.co.uk
90 Grove Lane, Ipswich, Suffolk IP4 1NY

Dellwood Homes are pleased to offer this brand new 4 bedroom detached house of over 1550sq ft with detached double garage. Plot 3 is part of a small select development of properties situated in popular village Badwell Ash. The property is close to local amenities including a village shop and Pub with excellent transport links to Bury St Edmunds, Stowmarket. The house is finished to a high standard with tradition construction and benefit from a 10 year NHBC warranty.

Plot 3 is available to buy with the option of choosing interior finishes to include kitchen unit & worktop finishes, tiling, floor coverings*

The house benefits from covered entrance leading to entrance hall and WC. There is a large lounge / diner inc feature fireplace and wood burning stove with patio doors to rear garden. The kitchen is fitted to a high standard and includes dishwasher, cooker and hob, integrated fridge freezer. Off the kitchen is a utility room with door leading to the side.

Upstairs there are 4 double bedrooms and a family bathroom. Two of the bedrooms have en-suite shower rooms and fitted wardrobes.

Outside is a double garage with electric garage door and power. Ample off road parking

Rear garden is enclosed

Kitchen

Contemporary Kitchen Units with Choice of Colours and Worktops *

Integrated oven and ceramic hob*

Integrated dishwasher

Extractor Hood and Splashback

Ceramic flooring to Kitchen – Choice from Foxwoods Available

Bathroom & En-suites

Contemporary white sanitary ware with Chrome fittings

Showers by Aqualisa *

Ceramic tiling to walls and floor (To be agreed) - Choice from Foxwoods Available*

Electric heated towel rails

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Internal Finishes

Smooth white painted ceilings to all rooms with neutral colour emulsion to all rooms

White painted satin finish to all woodwork

White Internal doors with chrome furniture

Heating and Insulation

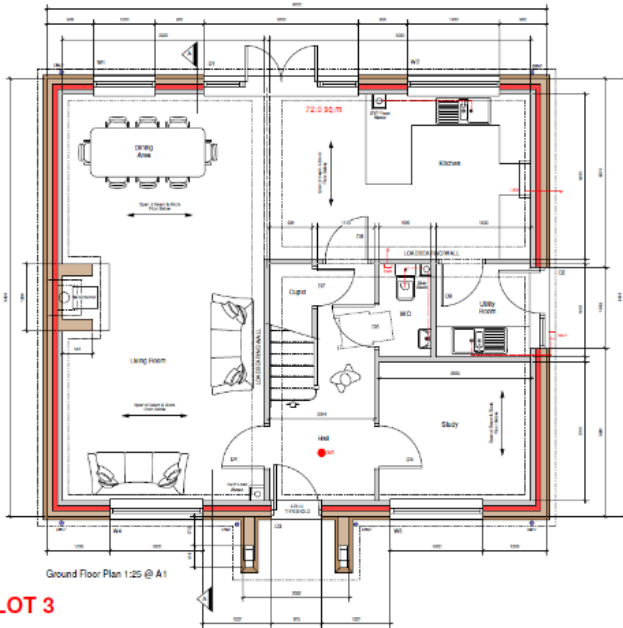
Air source heat pump central heating system via underfloor heating to ground floor and thermostatic radiators to First floor.

Pressurised Hot water system

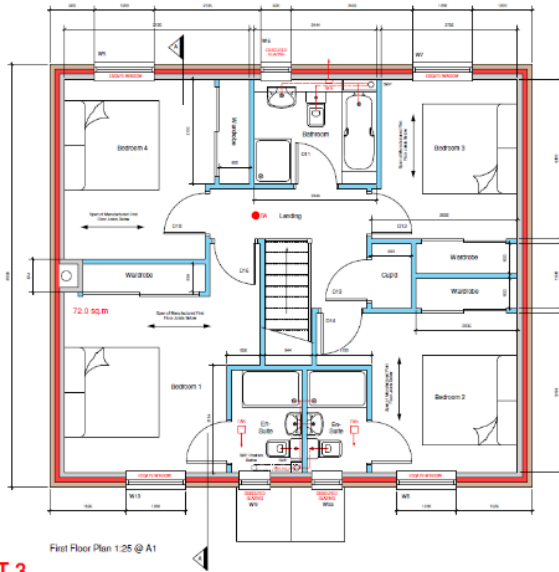
*subject to agreed budget and may be subject to change



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