

Plot 5, Creting Rise, Stowmarket

Price: £249,995

A detached bungalow, currently being built, by Lion Barn Investments and offering three bedrooms, en suite facilities, and a garage.



MARKET PLACE STOWMARKET SUFFOLK IP14 1DN TEL:01449 612384 FAX:01449 677185

AND AT 10 RISBYGATE STREET BURY ST EDMUNDS SUFFOLK IP33 3AA TEL:01284 748600 FAX:01284 748610

General

This is one of 7 bungalows being built by Mixbrow Limited for Lion Barn Investments, as NHBC registered Builders. The properties will be built to a high standard, with a well proven specification to provide good sized and very pleasant single storey accommodation on the outskirts of Stowmarket.

The bungalows will feature UPVC double-glazing and high level joinery, gas fired central heating, and carpets throughout, excepting for the kitchen, en suite and bathroom where ceramic tiles will be used on the floors.

Location

The site is located on the outskirts of Stowmarket, with a cul de sac from Creeting Road.

This provides easy access to the A14, or to Tesco, within about ½ mile, and with the town centre being about 1 ½ miles away.

There are hedgerows to the eastern boundary of the site.

The Postcode of the property is IP14 5UR.

Directions

To locate the properties proceed from Cedars Park following the signposts to The Cretings, the site will then be seen on the left hand side one exit Stowmarket. Alternatively from the junction of the A14 and A1120 follow signposts towards Bury St Edmunds, but half way up the slip road turn left, towards Stowmarket, and then right again at the T junction. The site will then be seen on the right after about 100 yards.

Services

Mains water, electricity, gas and drainage will be connected, heating is from a gas fired boiler supplying radiators throughout, together with domestic hot water.

Agents Note

All details, information and measurements provided in this document are taken from architects' plans and information supplied to them.

Both the Agents and the Developers reserve the right to change specification as necessary to suit conditions at the relevant time. Dimensions are scaled from plans. Applicants should satisfy themselves on final specification and information before committing themselves to a purchase.

PRICE LIST

Plot 1	Reserved
Plot 2	£225,000
Plot 3	£249,995
Plot 4	£249,995
Plot 5	£249,995
Plot 6	Reserved
Plot 7	£249,995

SCHEDULE OF ACCOMMODATION

Entrance Hall

Sitting Room

15' 7" x 13' 1" (4.75m x 4.0m), with French doors to rear.

Kitchen

13' 10" x 9' 3" (4.2m x 2.85m), to be fitted with a range of units incorporating gas hob, electric oven, and with stainless steel extractor hood over. Sink unit, space and plumbing for washing machine.

Bedroom 1

12' x 10' 4" (3.65m x 3.15m), with bay to side.

En Suite

Having shower, wc and handbasin.

Bedroom 2

11' x 8' 4" (3.35m x 2.55m), plus bay to the side.

Bedroom 3

12' x 7' 8" (3.65m x 2.35m) maximum.

Bathroom

With bath, handbasin and wc. Airing cupboard with hot water tank.

Externally

There will be turfed gardens to the front side and rear, parking space at the front, and a Garage at the side, with an up and over front door.



Property Misdescription Act 1991

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Lacy Scott and Knight and no warranty in their respect is offered within these particulars. Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract of sale.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Messrs Lacy Scott and Knight for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included.