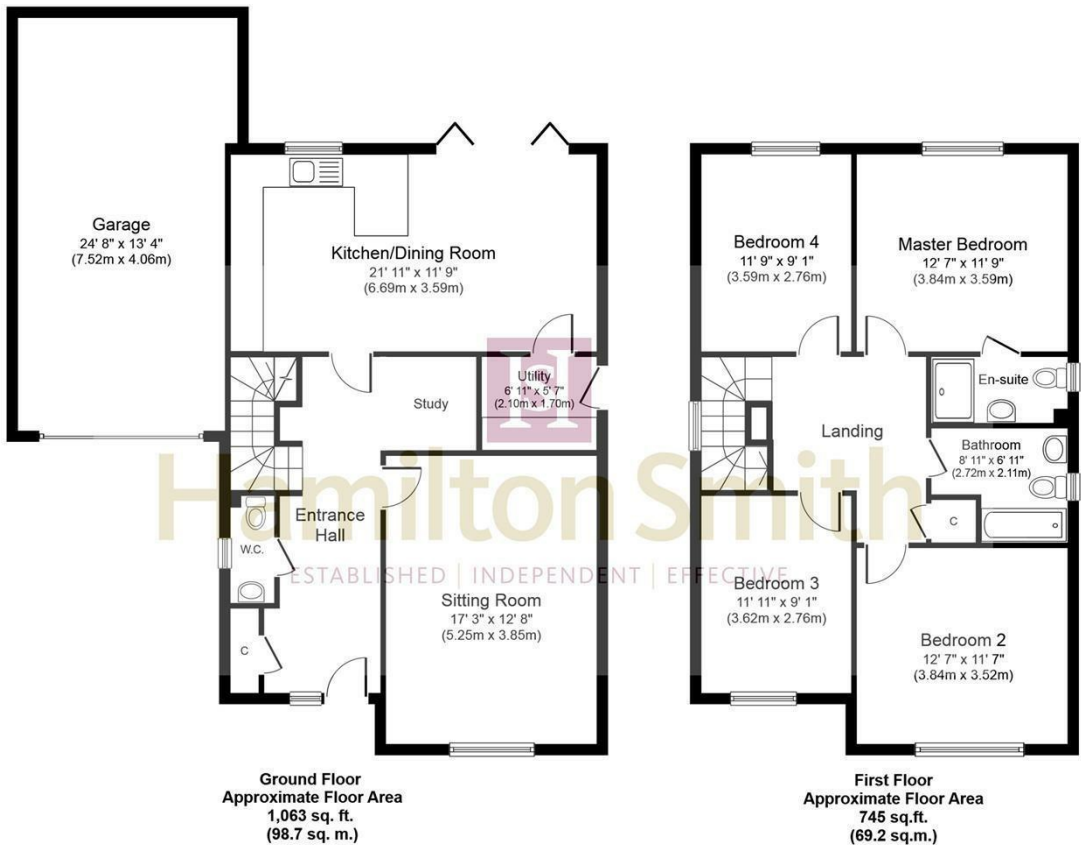




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 The Rookery, Creting St Mary, IP6 8TU

£450,000

Brand new ...This exclusive 4 bedroom detached property is one in a group of beautiful homes on a new development located in the village of Creting St Mary in Suffolk. The property includes Airs source pump heating, underfloor heating on ground floor, over 1800 sqft.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

11 The Rookery, Creeting St Mary, Suffolk, IP6 8TU

CREETING ST MARY:

Creeting St Mary is a charming village located in Suffolk, England, with close proximity to the A14. Known for its picturesque countryside and historical charm, the village is home to the Church of St Mary, with a rich history dating back to the medieval period. This quaint village offers a peaceful retreat with its beautiful landscapes, traditional English cottages, and a warm, welcoming community. Creeting St Mary is a perfect example of rural English life, where history and tranquility come together.

KITCHEN:

Howdens Clerkenwell Gloss range as standard
Single oven, 4 burner hob, extractor fan, integrated dishwasher and fridge freezer for certain plots
Plumbing for washing machine.

ELECTRICAL:

Recessed LED downlights to kitchen areas and bathrooms
Outside Lighting to front and rear on certain plots
Double socket outlets.

PLUMBING AND HEATING:

Air source heat pump central heating to underfloor ground floor and radiators first floor
White sanitaryware with chrome effect mixer taps plus white bath panel and matching seat
Outside taps where possible

CARPENTRY:

Molded skirting and architraves painted white
White painted staircase with oak handrail
Suffolk oak doors with chrome effect handles

CEILINGS:

Ceilings smooth throughout

FLOORING:

Camaro flooring to all wet areas (kitchen, utility, en-suite, bathroom and cloakroom)

WALLS/TILING:

Kitchen - worktop upstand and choice of stainless steel or glass splash back to ovens
Bathroom - half - height all round and full height to bath and shower areas
En-suite with bath - full height to shower cubicle and half height all round
Cloakroom - half height all round

OTHER ITEMS/GARDEN:

Close boarded fencing/post and rail fencing where applicable
UPVc windows with aluminum bio-folds and composite part glazed front door
Rear garden cleared, rotavated and topsoiled where applicable
All internal walls painted white
Driveways in 3 sized tegula paving blocks

WARRANTY:

Professional consultants certificate - valid for 6 years

RESERVATIONS:

Secure your preferred plot by contacting the us on 01449 613678, complete the reservation agreement and reserve your preferred plot by payment of a non refundable £1000. T & C's full details and a sample reservation can be provided once an offer has been agreed.

NOTE:

Manufacturers, suppliers, appliances, materials and colours are all subject to variation.

NEEDHAM MARKET:

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www.hamilton-smith.com

AGENTS NOTE:

CGI Images are used for other properties on site.
Carpets not included

