

DAVID  
BURR



### Plot 4 – Coram Street, Hadleigh, Suffolk

A two-bedroom (two en-suite) detached bungalow located on the periphery of the much sought-after Suffolk market town of Hadleigh. The vision of the award-winning Maple Building Services, set within approximately 0.45 acres at the foot of a tree lined driveway in a countryside setting, the property offers views across the Kersey Vale.

Offered with the benefit of 10-year warranty

Guide £595,000

## Plot 4 – Coram Street, Hadleigh, Suffolk, IP7 5NR

Enjoying an elevated setting, nestled amidst open farmland set within approximately 0.45 acres and with views across the Kersey Vale is a two-bedroom (two en-suite) detached bungalow part of an exclusive group of individual, high specification country homes. Offered to the market off-plan, a purchaser involved at an early stage will be able to work with the developer to influence finish and fittings. Of traditional brick construction, the property is notable for its central hall with its extensive use of glass, open plan dual aspect kitchen/sitting room, slate roofline, triple glazing, photovoltaic panels and air-source heating system.

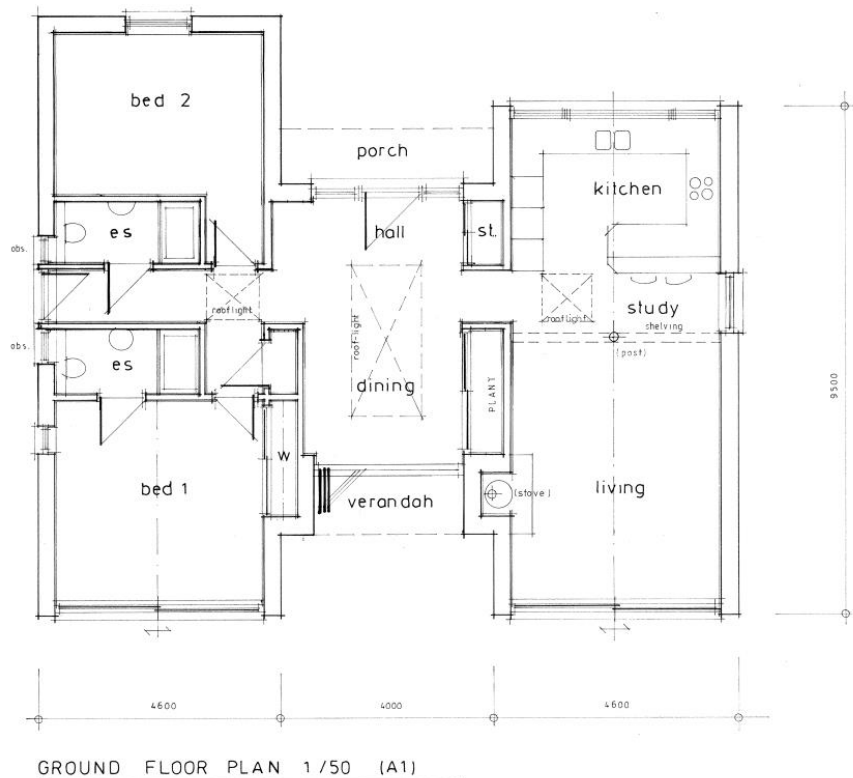
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|--------------------------|---------------------------|
| Entrance Hall            | High specification        |
| Kitchen/sitting room     | Well screened setting     |
| Dining room              | Tree lined driveway       |
| 2 double bedrooms        | Photovoltaic solar panels |
| 2 en-suite shower room   | South-west rear aspect    |
| Parking and garden       | Triple glazing            |
| Approximately 0.45 acres | Air-source heating system |

## Location

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a secondary school, public houses, restaurants, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

## AGENTS NOTE

A deposit will be required in order to secure the property. Please contact David Burr Leavenheath for further details.



## Additional information and viewing

Services: Private drainage and electric. Water sourced from bore hole. Air-source heating system and photovoltaic solar panels.

None of the services have been tested by the agent.

Local authority: Babergh District Council (0300 1234000).

Viewing strictly by appointment with David Burr.

Leavenheath (01206) 263007

Clare (01787) 277811

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Newmarket (01638) 669035

London (0207) 839 0888

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