



Esther Read Way  
West Row



Mill House  
Homes

DAVID  
BURR

# Esther Read Way, West Row, IP28 8PB

## Esther Read Way – West Row

Esther Read Way is an attractive new development by well-regarded local housebuilder, Mill House Homes. This thoughtfully designed collection features a mix of spacious 3-bedroom semi-detached and 4-bedroom detached homes, ideally situated in the popular Suffolk village of West Row.

Set in a peaceful yet accessible location, the development offers a perfect blend of countryside living and modern convenience. Each home has been carefully crafted with attention to both style and functionality, offering generous living spaces, private gardens, and high-quality finishes throughout.

West Row is a thriving village with a strong sense of community and a range of local amenities including a village shop, primary school, and public house. The nearby town of Mildenhall is just a short drive away, providing additional services, shops, and transport links.

This is an excellent opportunity to own a beautifully built home in a well-connected and desirable Suffolk village.

Newmarket 6 miles, Bury St Edmunds 13 miles, Cambridge 20 miles



## Mill House Homes

Mill House Homes approach each project with a fresh perspective, creating truly distinctive homes that are designed specifically for their locations. While the designs may be bespoke, common to all developments are two key elements: exceptional build quality and a superb specification.

A Mill House home combines stunning good looks with traditional aesthetic values and all the comforts that modern homeowners expect.

For complete peace of mind, all properties carry a 10 year IWC warranty.

# Esther Read Way, West Row, IP28 8PB

## SPECIFICATION

### External works

- Block paved front path and driveway in rumbled setts
- Front garden turfed
- Rear garden levelled and seeded
- Rear patio of sandstone/porcelain slabs and side access path where possible Outside tap

### Roof Tile

- Plot 1, 3, 4, 9 & 10 – Sandtoft Danum TLE in Dark Grey
- Plot 2, 5, 7 & 8 – Sandtoft Double Pan Tile in Rustic
- Plot 5 – Slate

### Insulation

- Full fill 150mm cavity insulation with blown bead
- Roof Insulation – 400mm fibre wool

### Windows

- Residence 9 UPVC mechanically jointed
- Colour – 7016 (Anthracite) outside White inside with Brushes steel handles

### Joinery

- Internal window sills painted MDF satin white finish
- Oak veneered MDF moulded architrave and skirting
- Doors – Oak engineered solid core including wardrobes with open grain lacquered finish
- Door linings, door stop and architrave in oak veneer finish to match doors
- Ball bearing hinges 3 per door
- Magnetic lock and latch system removes need for strike plates

### Stairs (Plot 1, 2, 5 & 6)

- Varnished light Oak engineered staircase with MDF treads and risers
- Straight cut light oak spindles

### Stairs (Plot 3, 4, 7, 8, 9 & 10)

- Varnished light Oak handrail
- Satin White painted Softwood staircase with MDF treads and risers
- Straight cut spindles painted satin white

### Garage (Excluding plot 9)

- Electric Remote Controlled insulated roller door in RAL 7016 (Anthracite)
- Power and lights installed

### Kitchen & Utility

- Colour and style as chosen by buyer within allocated price band
- Bosch/Neff Built-in ovens
- Bosch/Neff Induction hob
- Bosch/Neff Extractor
- Bosch/Neff American style Fridge Freezer with water and ice dispenser (only in detached properties; plots 1,2, 5 & 6)
- Bosch/Neff Integrated Dishwasher
- 1 ½ bowl sink with mixer in kitchen
- Quartz worktops in kitchen

### Bathrooms

- Grohe mixers
- Concealed cisterns with dual push button faceplates
- Wall hung units
- Soft closing toilet seats
- Thermostatic mixers for showers
- Towel rail with electronic thermostatic control (electric so can be used in summer)
- Low level resin shower trays will be almost flush with floor finish

### Heating & Plumbing

- Air source Heat Pump
- Wet under floor heating on ground floor
- Radiators on first floor
- Programmable room stats in every room excluding bathrooms (though on outside of room)
- Un-vented mains pressure hot water tank

### Wall Tiling

- Half tiles bathrooms, full height in showers or above baths
- Boxings and behind basin tiled in W/C
- Customer choice of tiles up to £50 p/m<sup>2</sup>
- Border and feature tiles at customers cost

### Floor coverings

- Floors tiled in kitchen area
- Customer choice of tiles up to £50 p/m<sup>2</sup>
- Vinal plank flooring in bathroom and ensuite

### Electrics

- White moulded face plates (MK Logic Series)
- Low energy and LED lighting throughout
- Front light sensor for porch lighting
- Rear light by French doors and back door
- Silent extractor fans in bathrooms

### Drains/guttering

- Sectional galvanised guttering (Majestic)
- Rainwater to soakaways
- Drains connected to mains sewer

## Services

Energy efficient air-source heat pump heating, mains electricity, drainage and water, superfast fibre broadband.

## Local Authority

West Suffolk Council – Council Tax Band TBC.

## Viewings

**Strictly by prior appointment only through DAVID BURR (01787) 277811 & (01638) 669035  
clare@davidburr.co.uk newmarket@davidburr.co.uk**

## Directions

From Newmarket, take the A11 northbound, then exit onto the A1101 towards Mildenhall. Continue through Mildenhall following signs to West Row via Mildenhall Road. Upon entering West Row, follow the main road through the village and look for signs for Esther Read Way, located just off the central village route.

From Bury St Edmunds, take the A1101 towards Mildenhall. Continue through Icklingham, then follow signs to West Row. Once in the village, follow the main road and turn onto Esther Read Way, located in a newly developed residential area a short distance from the village centre.

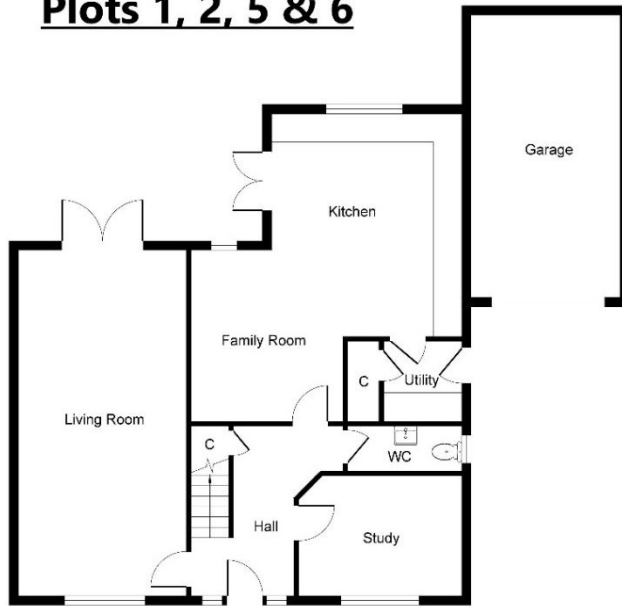
Depending on the stage of development, purchasers are invited to have input on the choice of internal finishes such as kitchen finishes, carpet and tile choices, and paint colours. Bathroom sanitary ware will be fixed as the developer's choice of Grohe and Roca. As we continually look to improve our developments, the design and description of the property and specification given here may be subject to alteration.

## Examples of Mill House Homes interiors





## Plots 1, 2, 5 & 6

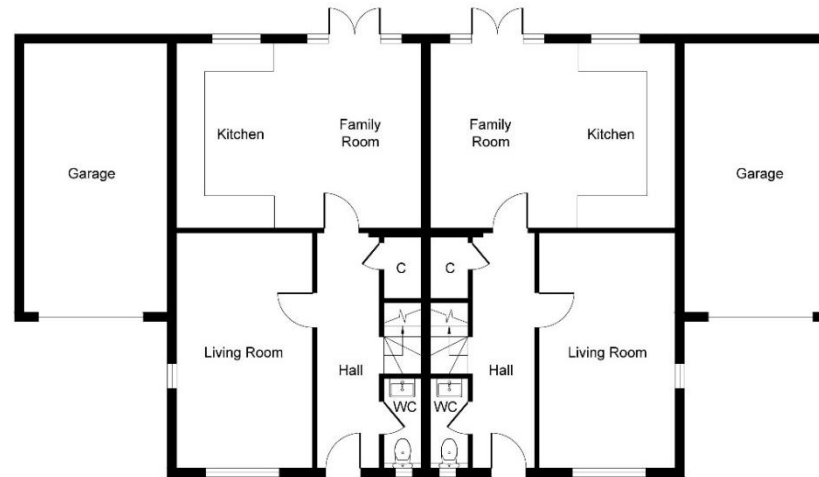


Ground Floor

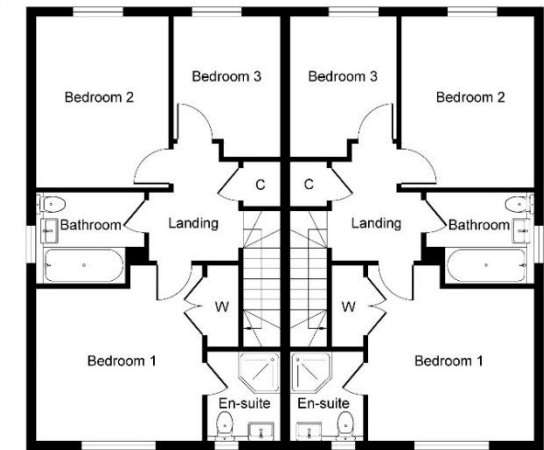


First Floor

## Plots 3 & 4

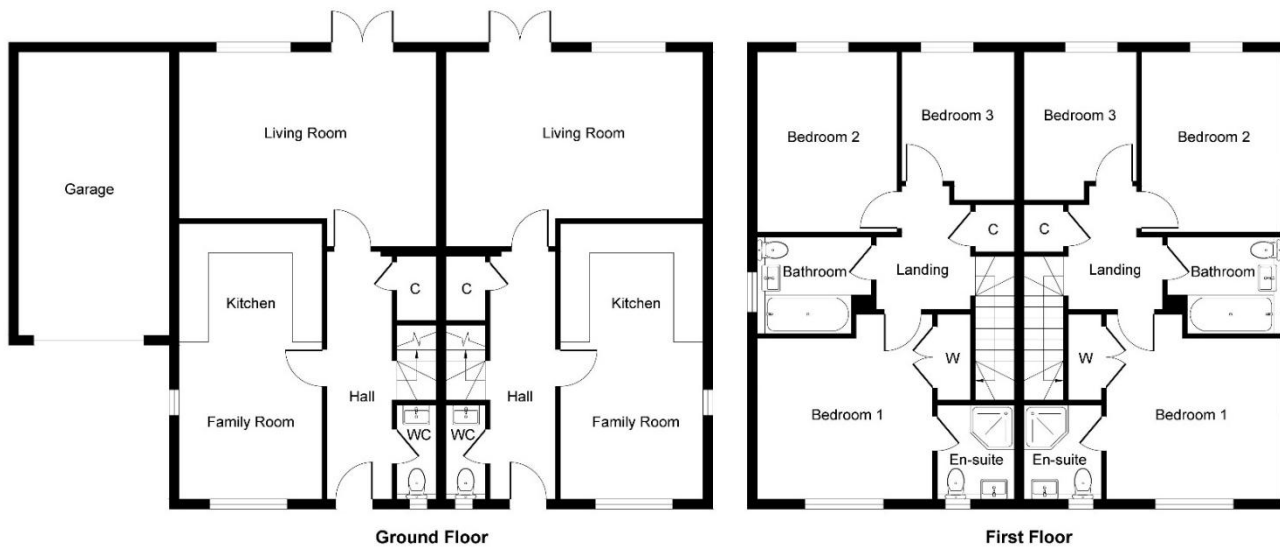


Ground Floor



First Floor

## Plots 7 & 8



## Plots 9 & 10

