



2 Woods Pightle  
Ashfield Road, Norton

Guide Price £585,000

LACY SCOTT  
& KNIGHT

est. 1869



## 2 Woods Pightle

Ashfield Road | Norton | Bury St. Edmunds | IP31 3QN

Stowmarket 9 Miles, Bury St. Edmunds 11 Miles, Ipswich 20 Miles

A new development of 8 individual detached homes being undertaken by established local developers Hartfield. The site is in a semi-rural location on the edge of the village

Entrance Hall | Kitchen/Diner | Sitting Room | Utility | Cloakroom | 4 Double Bedrooms | En Suite Shower Room Bathroom to the Principal Bedroom | Family Bathroom | Linked Single Garage | Garden Studio | Parking and Gardens |

### Wood Pightle, Norton

Set on the edge of the ever popular village of Norton, Lacy Scott & Knight are pleased to offer this beautifully designed, three bedroom detached home on this exciting development of 8 houses, which have all been designed to a high specification and will be built to a very high standard

The houses which are to be of timber framed construction will have elevations which are finished in a mixture of soft red brick work together with painted render, or vertical clad Siberian larch, and depending on plot there will be a variety of roof coverings including natural slate, clay peg tiles and pantiles.

The Nordica sealed unit timber windows will be finished externally in slate grey, and have a lacquered timber internal finish. All properties on completion will have the benefit of a Buildzone 10 year warranty.



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Offering approximately 1871 sq.ft of accommodation (excluding garage and garden studio) the house offers a spacious entrance hall, kitchen/diner, sitting room with bi-fold doors out to the rear garden and with views over the adjacent farm land. On the first floor there will be 4 bedrooms, en suite to principal bedroom and family bathroom. Single link garage and garden studio. Views to the rear over adjacent farmland.

The well-appointed kitchen area will include a range of bespoke locally made kitchen units, oven and separate induction hob with extractor unit over. Fittings will include an integrated dishwasher and space for an American style fridge freezer.

**Outside** Planted areas to front and topsoil to grass at rear. 1.8m high close-boarded timber fence between properties to patio areas. 1.0m post and rail planted with hedge thereafter. Patios and pathways in Indian sandstone. Driveways to be shingle

There will be a large, linked single garage plus a serviced garden studio.

## Internal Specification

Kitchens handmade in Suffolk. Solid worktops (apart from plots 4 and 5). Bosch (or similar) appliances including oven, hob, extractor hood, integrated dishwasher. Space allocated for American style fridge freezer where appropriate.

Contemporary white sanitary ware. Chrome fittings. Grohe (or similar) shower valves. Tiling (Scirocco range) to all floors and shower enclosures. Chrome heated towel rails

White emulsions to walls and ceilings on plaster.

Heavy oak planked veneer doors.

Porcelain tiles (Atlas 600 x 600 in Cinnamon or Ash) to relevant ground floor areas.

Carpets to living room and first floors.

Recessed LED downlights to kitchens, hallway, living room and bathrooms. Outside lighting to front and rear. Garage lighting and power points where appropriate

## Services

We understand that the properties will be connected to mains water, drainage and electricity. The heating and water will be provided by an air source heat pump.



## Plans, Areas and Schedules

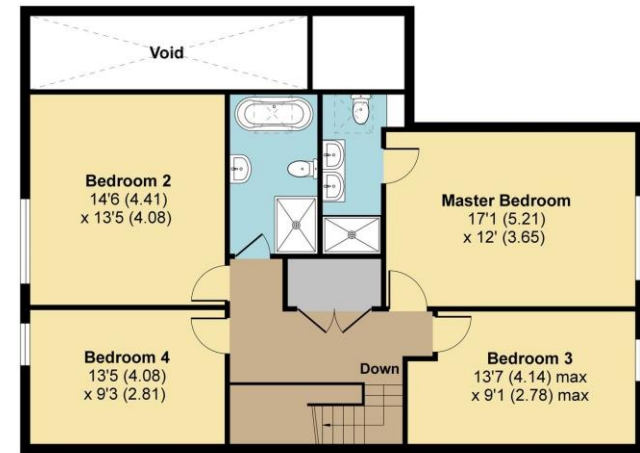
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**GROUND FLOOR**



**FIRST FLOOR**



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**Plot 2 - Hartbuild**  
For identification only - Not to scale

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