



Plot 5 Mere View  
Norwich Road  
Brockford  
Suffolk  
IP14 5PF

Offers Over £300,000





An exceptional modern development of 2, 3, and 4 bedroom luxury eco homes

#### Location

Mere View provides connectivity to key service areas in Norfolk and Suffolk whilst retaining a village feel. Brockford lies on the A140 which provides access to Needham Market (9 miles to the north) and further afield to Ipswich (15 miles south) and Norwich (28 miles North). Brockford is a couple of minutes drive from the village of Mendlesham which has a shop, doctors surgery, post office, hairdressers, fish and chips, school, park, etc.

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.





### Mere View

The name of the development is derived from the future vision for the site. The developer has recently submitted altered plans to have all 9 dwellings situated around a central nature reserve, creating a wildlife and wild flower haven, subject to planning consent being obtained. The idea is that all plots will have a peaceful outlook over the mere enhancing the setting furthermore.

### Property Specification

One of the advantages of reserving property off plan is the input the purchaser can have into the finishing of each dwelling. Pryde Homes are open to a variety of changes and upgrades should the client want the property changed to suit their needs.

All the properties are being constructed with eco friendly living at the forefront. Pryde Homes are passionate about developing Green Homes with all units fitted with solar panels, air source heat pumps which supplies the underfloor heating throughout and the inclusion of sedum live roofs on the garage's and carport's. These features will create highly energy efficient homes.

The purchaser of Plot 5 will have a variety of choices for the kitchen design to suit their needs from an extensive range. Sanitary ware in all bathrooms and toilets will be sourced from Roco or Ideal Standard. The windows in the properties will be fitted with Acoustic glass to ensure external noise is kept to a minimum. All properties will come with a 10 year build warranty and a developer build guarantee.

### Outside

Plot 5 has an unusually large rear garden and driveway for a new build property. There is more than enough space to park plenty of cars to the front. The rear garden will be fully turfed with a slabbed patio as standard. The inclusion of a garden room for a home office or gym can be added for an additional sum. The concrete slab and ducting for electricity is already in place for this.

### Agents Note

The internal photos used are from a different plot and are indicative only. The expected completion date of Plot 5 is November 2022.

### Viewings

Strictly by appointment only.

### Directions

From Diss, head south on the A140 towards Ipswich. Upon passing the Walnut Tree in Thwaite you will soon enter the village of Brockford. Mere View can be found just past the BP Garage on the left hand side, clearly marked by our for sale board.

### Reference

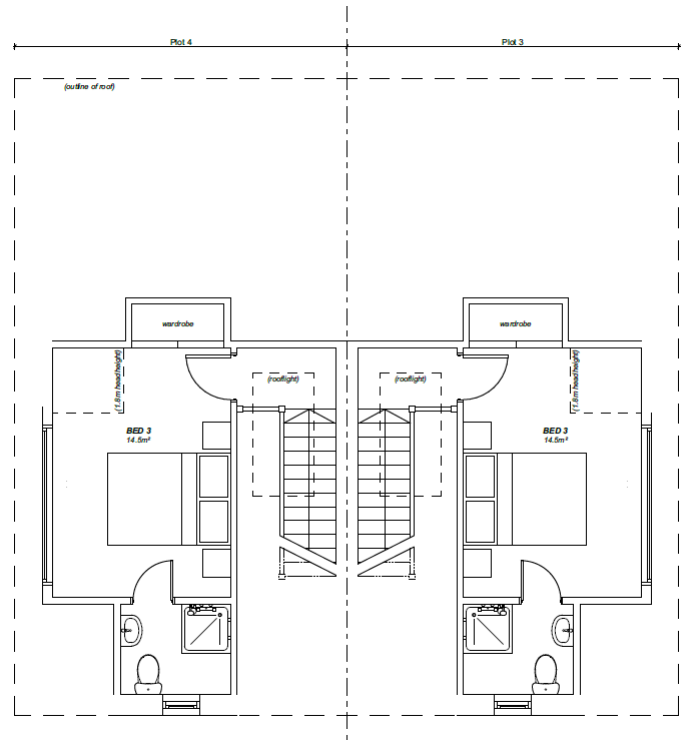
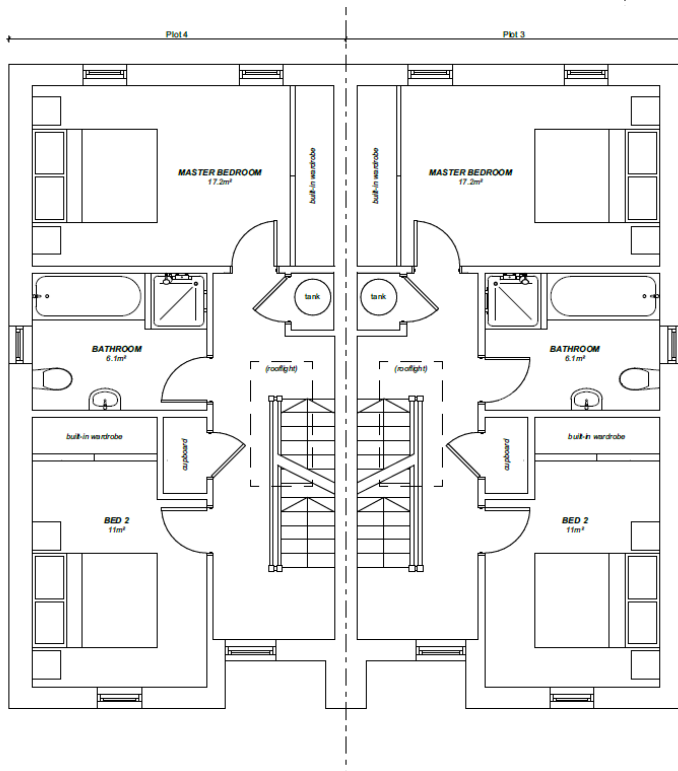
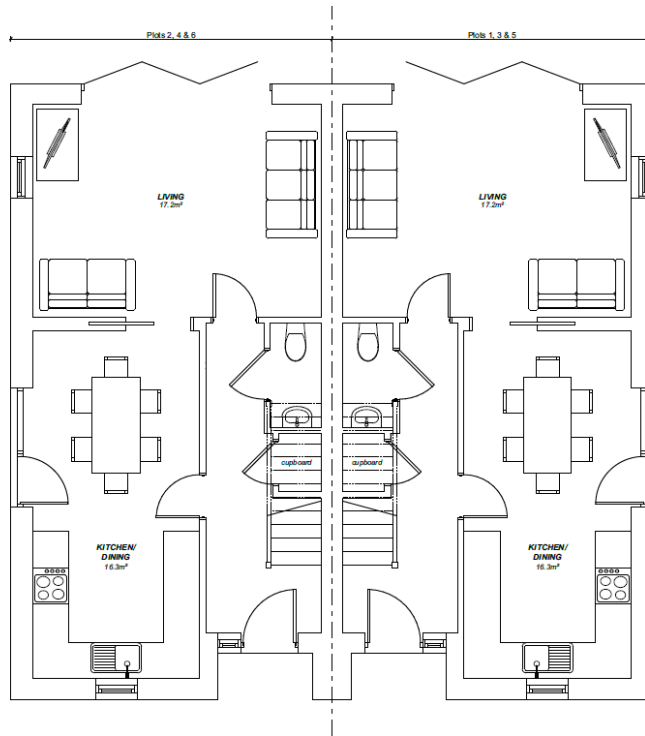
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