

MERE VIEW

BROCKFORD | SUFFOLK



*P*RYDE HOMES

An exceptional modern development of 2, 3, 4 and 5
bedroom luxury homes.



For illustrative purposes only

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.

In the first phase release, the kitchens in the 2 and 3 bed properties will be from Howdens Allendale and Greenwich range with fully integrated appliances and splash panels as standard. 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. The gardens will be fully turfed as standard with slabbed patios.

All properties will come with a 10 year build warranty and a developer build guarantee.

Schedule of Accommodation

All areas shown are the approximate GIA's based on the consented plans.

PLOT	DESCRIPTION	SQ FT	SQM	PARKING
1	2 bed semi-detached	948.2	88.1	Single Carport
2	2 bed semi-detached	948.2	88.1	Single Carport
3	RESERVED	1,126.9	104.7	Single Garage
4	3 bed semi-detached	1,126.9	104.7	Single Garage
5	2 bed semi-detached	948.2	88.1	Single Carport
6	2 bed semi-detached	948.2	88.1	Single Carport
7	4 bed detached house	1,383.1	128.5	Double Garage
8	4 bed detached house	1,383.1	128.5	Double Garage
9	5 bed detached house	1,996.7	185.5	Double Garage



Viewings

Strictly by appointment only. Each viewing will be conducted by the developer.

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

2/18685/CJC



Backed by
HM Government

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 641 341

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423188

prop@twgaze.co.uk
www.twgaze.co.uk

