



Introducing The Hawthorns

Woolpit, Bury St. Edmunds. IP30 9ZU

An exclusive development of five individual new homes



Plot 4

Description

- 4 bedroom detached property
- Air source heat pump and solar panels
- Underfloor heating to ground floor, thermostatic radiators to first floor
- Two En-suite bathrooms with further family bathroom
- Detached double garage with electric doors
- Ample off road parking
- Village location
- 10 year NHBC warranty
- Energy Efficient EPC A rating

COMING SOON – AVAILABLE AUTUMN / WINTER 2022

Guide Price : £ 795,000

Dellwood Homes are pleased to offer this brand new 4 bedroom detached house of over 2000sq ft with double garage 498sq ft. Plot 4 is part of a small select development of just five properties situated in popular village Woolpit. Plot 4 is available to buy with the option of choosing interior finishes to include kitchen unit & worktop finishes, tiling, floor coverings*

The house benefits from oak covered entrance porch leading to entrance hall and WC. There is a large open plan layout to the kitchen and dining areas with patio doors to rear garden, double glazed doors lead to the lounge with patio doors to garden. The kitchen is fitted to a high standard and includes dishwasher, cooker and hob, integrated fridge freezer. Off the hallway is a utility room with door leading to the outside. There is also a study / family room situated off the entrance hall to the front of the property.

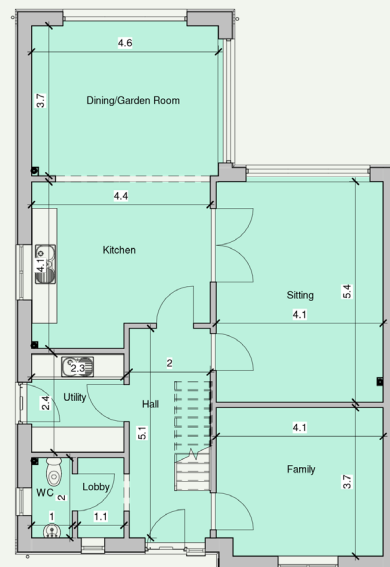
To the first floor there are 4 double bedrooms along with a family bathroom. Two of the bedrooms have en-suite shower rooms.

Outside is a double garage with electric garage door and power. Ample off road parking

Rear garden is enclosed and laid to turf

Ground Floor Accommodation

Entrance Hall with Stairs to first floor	5.10m x 2.00m
Cloakroom / Lobby	2.10m x 2.00m
Lounge Area	5.40m x 4.10m
Dining Area	4.60m x 3.70m
Study / Family Room	4.10m x 3.70m
Kitchen Area	4.40m x 4.10m
Utility Room	2.40m x 2.30m
Garage	7.07m x 6.06m



Kitchen

Contemporary Kitchen Units with Choice of Colours and Worktops *
 Integrated oven and ceramic hob*
 Integrated dishwasher
 Extractor Hood and Splashback
 Ceramic flooring to Kitchen – Choice from Foxwoods Available

Bathroom & En-suites

Contemporary white sanitary ware with Chrome fittings
 Showers by Aqualisa *
 Shaver / Mirror point
 Ceramic tiling to walls and floor (To be agreed) - Choice from Foxwoods Available*
 Heated towel rails
 Electric heating to bathrooms

Internal Finishes

Smooth white painted ceilings to all rooms with neutral colour emulsion to all rooms
 White painted satin finish to all woodwork
 White or Oak finish Internal doors with chrome furniture

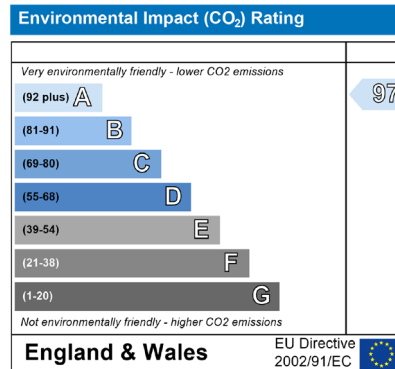
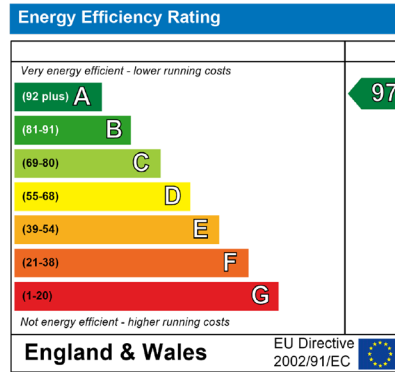
*subject to agreed budget and may be subject to change

Heating and Insulation

Air source heat pump central heating system via underfloor heating to ground floor and thermostatic radiators to First floor. Pressurised Hot water system. A water softener will also be provided.

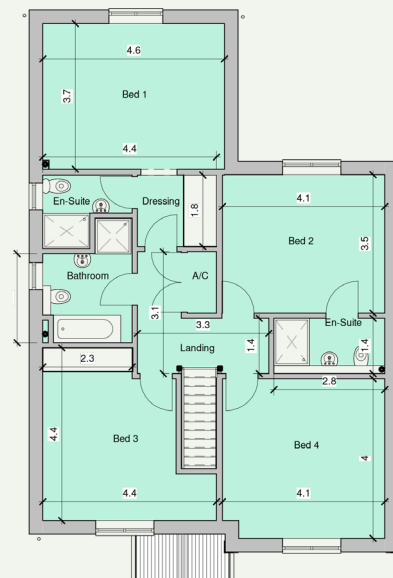
EPC.

The predicted energy assessment gives an A rating



First Floor Landing

Bedroom 1	4.60m x 3.70m
En-Suite & Dressing area approx.	4.40m x 1.80m
Bedroom 2	4.10m x 3.50m
En-Suite	2.80m x 1.40m
Bedroom 3	4.40m x 4.40m
Bedroom 4	4.00m x 4.10m
Family Bathroom approx.	2.30m x 2.30m



Important Notice – Property First for themselves and for the Vendors of this property, whose agents they are, give notice that:

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The Hawthorns

The Hawthorns is an exclusive development of just five 3 and 4 Bedroom Detached Houses located on the outskirts of Village of Woolpit only 200m away from village centre. The development is set in a secluded position with rural views over the meadow and fields. The homes have been designed with energy efficiency in mind and have achieved a predicted energy rating of A, they include air source heat pumps and solar panels to reduce running costs.




DELLWOOD
HOMES



Dellwood Homes are an experienced small developer of quality individual homes in Suffolk. All of our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.

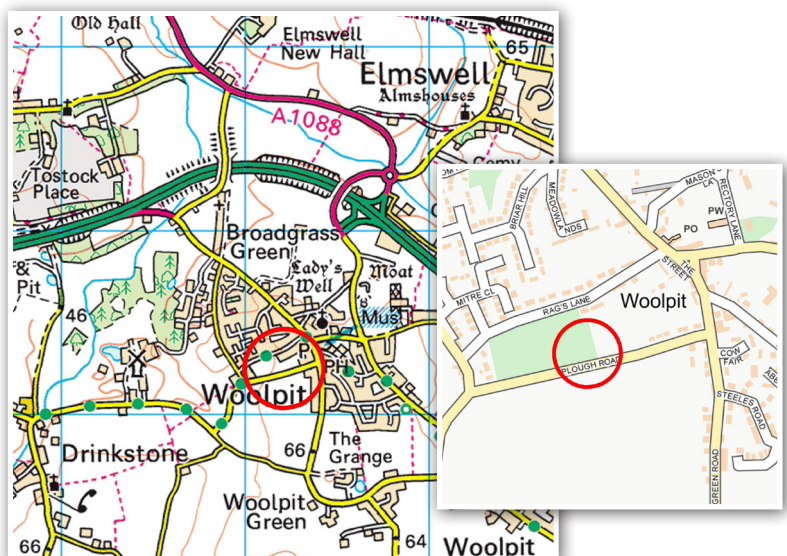
Our ethos at Dellwood Homes is to offer superior build quality along with exceptional customer service. Our properties also include many additional extras as standard. The attention to detail and quality of our traditionally built homes is unique and offers exceptional value to our customers. Each property is carefully designed as a home and is fitted to a high standard. Our kitchens include integrated appliances and our contemporary bathrooms come with a range of finishes*.

When you buy a Dellwood Homes property we aim to allow the customer to tailor their home to individual requirements. These options include choices in Kitchen and bathroom design with a wide choice of tile finishes available from Foxwoods. Additional extras can be arranged if the property is reserved in the early stages of construction*.

Location

The village of Woolpit is a thriving community which is well served with local facilities which include a bakery, tea shop, fish and chip shop, hairdressers, two pubs, petrol station and stores and a co-op foodstore. For family's there is an excellent Village school and community centre. There is also a local church and health centre all within walking distance of the development. Woolpit has excellent transport links with the A14 close by as well as a main line railway station at Elmswell in the next village. To the NE about 7.7 miles is the historic town of Bury St Edmunds which offers a wide mix of outlets, restaurants, attractions, and leisure facilities. 7.7 miles to the SE is the town of Stowmarket.

Location maps



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