

A stunning new five bedroom house of nearly 2,500 sq ft, forming part of a small and exclusive development in the rural yet accessible village of Creeting St Mary.

Guide Price
£750,000 Freehold
Ref: P6865/J

2 The Mere
All Saints Road
Creeting St Mary
Suffolk
IP6 8FX



Spacious entrance hall, living room, dining room, open plan kitchen/family room, study/playroom, utility room and cloakroom. Master bedroom with en-suite shower room and dressing room, guest bedroom with en-suite shower room, three further double bedrooms and family bathroom.
Garage and shingled driveway.
Landscaped gardens.
Build completion anticipated fourth quarter 2022.

Contact Us



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Location

The development will be found along All Saints Road, close to the centre of the small, rural village of Creting St Mary. The village benefits from a CEVA Primary School and village church. The nearby town of Needham Market (2 miles) offers a good range of facilities, including local shops, schools, bank, doctors surgery and a railway station. A wider range of recreational and shopping facilities are available in Stowmarket (5 miles) and Ipswich (10 miles) with both having mainline train stations with services on the Norwich to London Liverpool Street line and connecting trains to Cambridge.

Description

This impressive and exclusive new development is being undertaken by the bespoke local developer, Greenfield Durrant Limited. The site is in its initial stages of construction, with 2 The Mere scheduled for completion during the fourth quarter of 2022.

The construction will be completed to high and exacting standards. The external finish, as depicted in the Computer Generated Images (CGIs) included within these particulars, will comprise a mixture of the traditional Suffolk vernacular, but with contemporary design features and detailing comprising a combination of brick, rendered and timber clad elevations under slate tile roofs.

The kitchen will be of a more contemporary design and colour, with branded appliances together with a mixture of quartz and wooden block worksurfaces. There will be engineered parquet wood flooring to the entrance hall, together with travertine (or similar) tiled flooring to the kitchen, utility room, cloakroom, bathroom and en-suites. The remainder of the rooms will be fitted with carpets. There will be bi-fold doors from the family room opening onto the garden, and the bathroom, en-suites and cloakroom will also benefit from high quality branded sanitaryware.

Outside the gardens will be landscaped and include paved Indian stone pathways and a patio, a gravel driveway and seeded rear garden. The front borders will also include some planting and the garage will benefit from a remote operated door.

Being a brand new property, it will be exceedingly energy efficient with a predicted energy rating of B and heated by an air source heat pump serving underfloor heating on the ground floor and radiators on the first floor. There will also be a woodburning stove in the living room. The UVPC windows will be finished in an anthracite grey (or similar) with external doors in matching colours. The property will benefit from a high speed fibre optic BT connection. There will also be a 10 year structural warranty from QAssure.

Reservation

A non-refundable reservation fee of £2,500 will be required. For further detail please refer to the selling agent.

Legal Fees

If the purchaser chooses to instruct Amy Hutchinson of Messrs Ashtons Legal, then a contribution of £500 towards legal fees will be made by the developer and payable on completion. Terms and conditions apply.

Viewings

Strictly by appointment with the agent.

Services

Mains electricity, water and drainage. Electric air source heat pumps serving the central heating system and providing the hot water. Fibre optic broadband connection.

Council Tax

To be assessed.

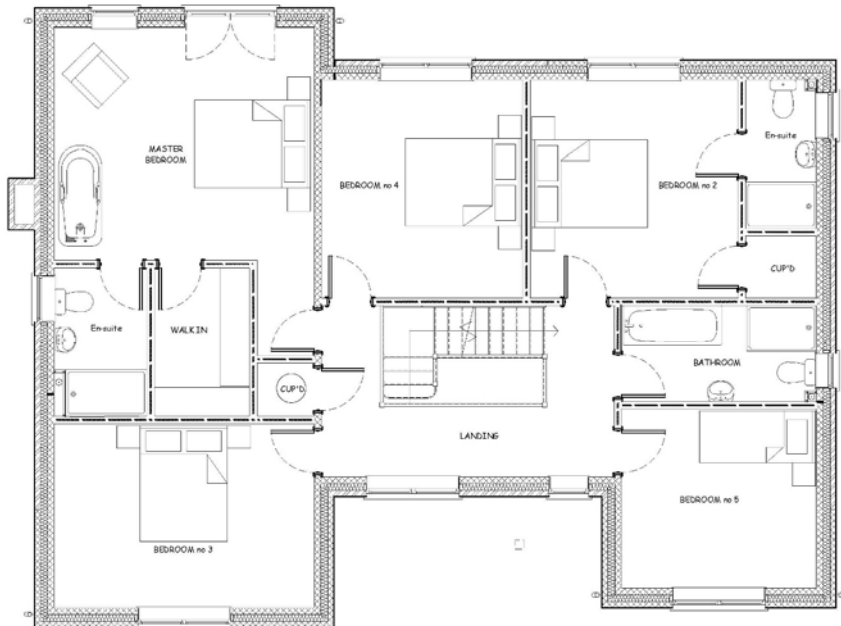
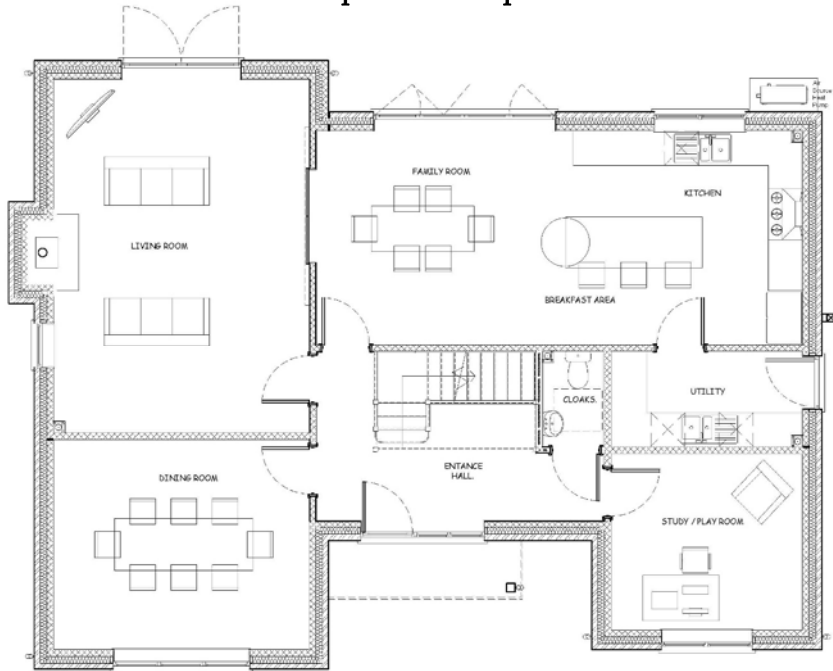
EPC

Predicted rating = B

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Proposed Floorplans



Approximate Room Dimensions

Living Room: 20'8 x 14'9 (6.3m x 4.5m)

Dining Room: 14'9 x 11'10 (4.5m x 3.6m)

Kitchen/Breakfast/Family Room: 28' 4 x 12'6 (8.6m x 3.8m)

Study/Playroom: 11'2 x 10'8 (3.4m x 3.25m)

Master Bedroom: 14'9 x 9'10 (4.5m x 3m) minimum

Bedroom 2: 12'6 x 12'4 (3.8m x 3.75m)

Bedroom 3: 14'9 x 10'8 (4.5m x 3.25m)

Bedroom 4: 12'6 x 11'10 (3.8m x 3.6m)

Bedroom 5: 11'2 x 10'8 (3.4m x 3.25m)

CGIs of the site — illustrative only



CGIs—Rear of 2 The Mere - illustrative only



Site Plan — indicative only



Internal CGIs — illustrative only



Summary of the development

Address	Description	Approximate Gross Internal Area		Guide Price
		Sq Ft	Sqm	
1 The Mere All Saints Road Creeting St Mary	5 bedroom detached house Double Garage	2,425	225	Awaiting Release
2 The Mere All Saints Road Creeting St Mary	5 bedroom detached house Single Garage	2,425	225	£750,000
3 The Mere All Saints Road Creeting St Mary	4 bedroom detached house Single Garage	2,300	213	Awaiting Release
The Mallards All Saints Road Creeting St Mary	4 bedroom detached house Double Garage	2,175	202	£695,000

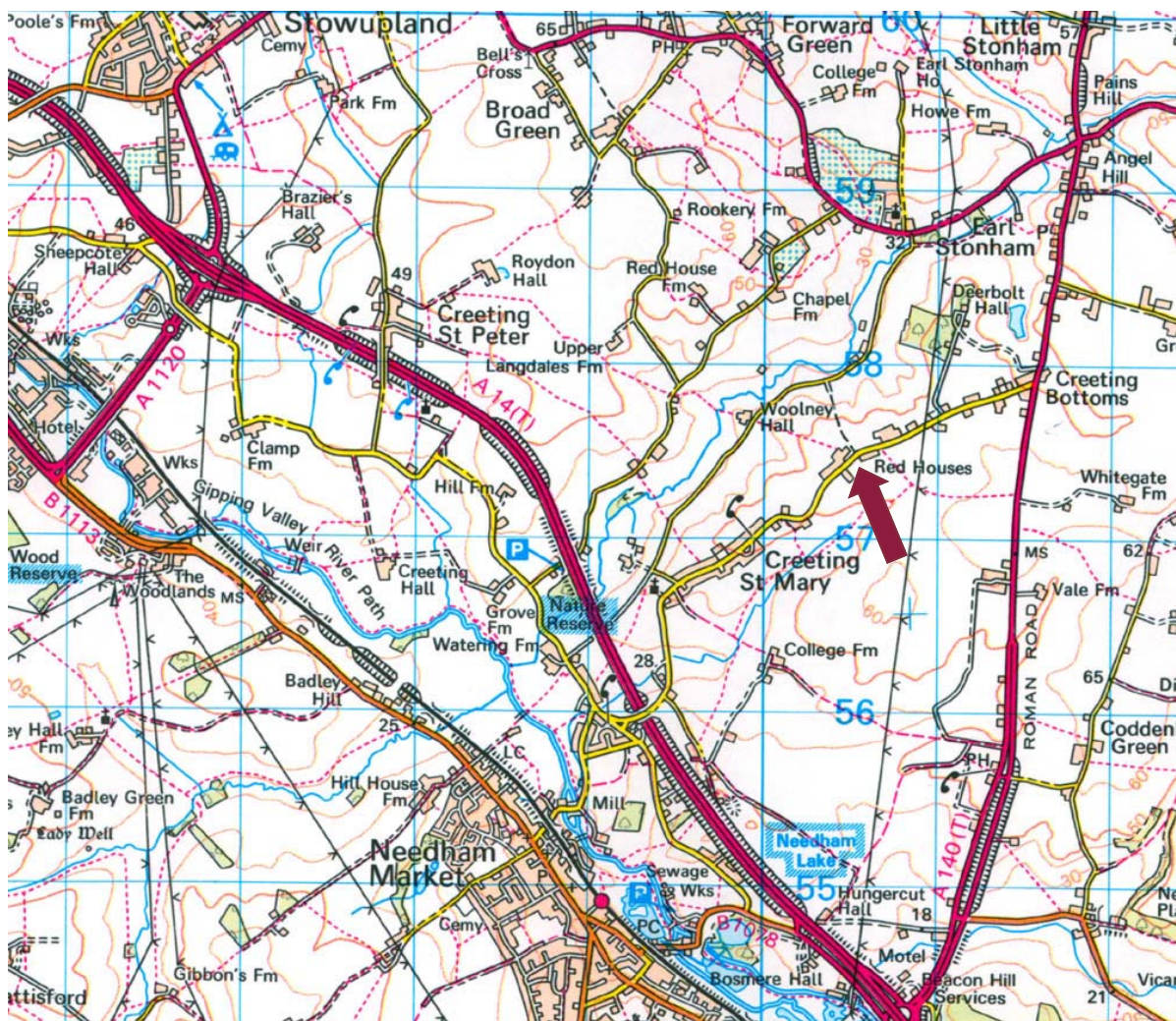
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note all measurements are approximate and subject to change during the build process.
4. Please note that the CGIs are illustrative purposes only.
5. Please note that the specification may be subject to change during the build process.
6. Some of the bedrooms will have sloping ceilings.
7. Drawings are provided by kind permission of Messrs Hollins Architects.
8. There will be a Management Company called The Mere Management Company Limited that is being established to manage all the amenity land comprising the shared driveway, communal bin storage area and approximately half of the grass verge surrounding the pond. It is intended that the pond will be enclosed within estate fencing and will be retained by the developer, but with the responsibility of maintaining the pond falling to The Mere Management Company Ltd. This will include an annual visit from an ecologist who will produce a report and recommended maintenance required to ensure its suitability for great crested newts and an environmental habitat.

Directions

Heading north on the A140, from the A140 roundabout take the turning on the left signposted to Creting Bottoms. Proceed along All Saints Road and the development will be found after approximately three quarters of a mile on the left hand side.

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