



# Introducing The Fields

Washbrook, Ipswich, IP8 3EU

An exclusive 2 bedroom detached bungalow



Plot 2



[www.dellwoodhomes.co.uk](http://www.dellwoodhomes.co.uk)



## Description

- Underfloor heating
- En-suite shower room to Bedroom 1
- Attached single garage
- Off road parking
- Village location
- Utility Room
- 10 year NHBC warranty
- Air Source Heat Pump

COMING SOON – AVAILABLE AUTUMN / WINTER 2022

Guide Price : £ 475,000

**Dellwood Homes are pleased to offer this brand new two bedroom detached bungalow of over 1108sq ft (103 sq m) with attached single garage. Plot 2 is part of a small select development of properties situated in popular village Washbrook. Plot 2 is available to buy with the option of choosing interior finishes to include kitchen unit & worktop finishes, tiling, floor coverings\***

The bungalow benefits from entrance hallway with coat cupboard. There is an open plan kitchen and dining area with patio doors off the dining area to rear garden. The kitchen is fitted to a high standard and includes dishwasher, cooker and hob, integrated fridge freezer with door off to a utility room. The utility room has airing cupboard and internal door leading to garage. The lounge has connecting double doors to dining area and patio doors to rear garden.

There are two double bedrooms with Bedroom 1 having an en-suite shower room. There is also a family bathroom with shower over bath.

Outside is an attached single garage with electric garage door and power. Ample off road parking

Rear garden is enclosed with boundary fences. The gardens will be laid with turf

## Ground Floor Accommodation

Entrance Hall

Lounge 5.00m x 4.40m

Kitchen / Dining 6.60m x 3.30m

Utility Room 2.10m x 1.60m

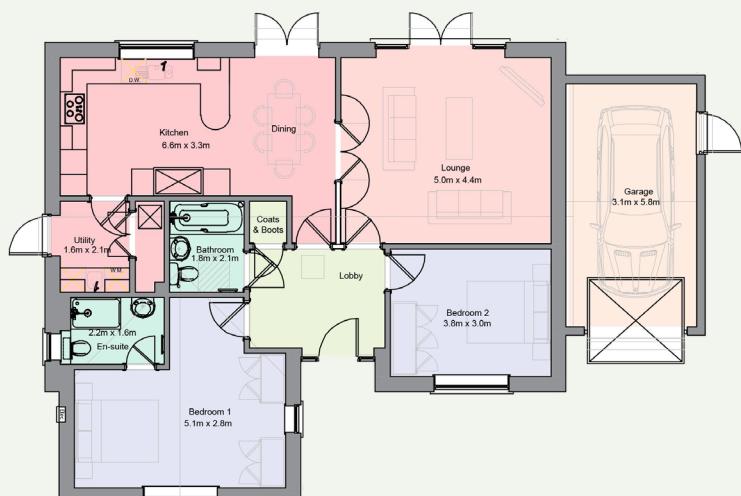
Bedroom 1 5.10m x 2.80m

En-Suite Shower Room 2.20m x 1.60m

Bedroom 2 3.80m x 3.00m

Bathroom 2.10m x 1.80m

Garage 5.80m x 3.10m with power and light and electric garage door



## 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\*  
Electric heated towel rails

\*subject to agreed budget and may be subject to change

## Internal Finishes

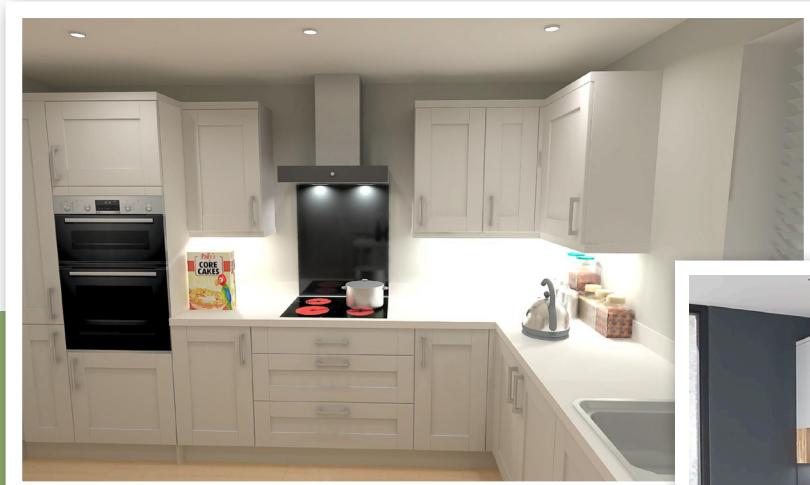
Smooth white painted ceilings to all rooms with neutral colour emulsion to all rooms  
White painted satin finish to all woodwork  
White Internal doors with chrome furniture

## Heating and Insulation

Air source heat pump central heating system via underfloor heating to ground floor and pressurised hot water system

## EPC

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
England	England



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- a) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- b) All descriptions, dimensions, areas, plans, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- e) We are required under the Estate Agent Act 1979 and Provision of Information Regulations 1991 to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that Act.

# The Fields



Dellwood Homes are pleased to offer this small development of homes located on the outskirts of Ipswich in the Village of Washbrook.

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.

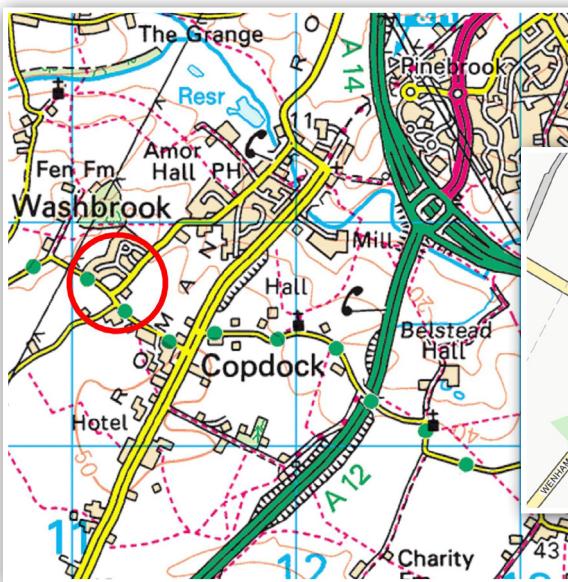
Our ethos at Dellwood Homes is to offer superior build quality along with exceptional customer service. Our properties also include many additional extras as standard. The attention to detail and quality of our traditionally built homes is unique and offers exceptional value to our customers. Each property 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

WASHBROOK is situated to the south of Ipswich with the benefit of a pub, church, village hall, cricket club and primary school. The development is situated within easy reach of Copdock Interchange with excellent links to A12 and A14 with a retail park, Supermarket, Park and Ride and Suffolk One College. Ipswich has a wide range of facilities and amenities including a main line rail link to London's Liverpool Street Station.



## Location maps



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