



# Old School Corner | Brettenham, Ipswich, Suffolk, IP7 7PB



## Features

- PRIVATE DEVELOPMENT
- FOUR BEDROOM
- DOUBLE GARAGE
- VILLAGE LOCATION
- SPRING / EARLY SUMMER COMPLETION
- ENSUITE TO MASTER & GUEST BEDROOM
- 10 YEAR NHBC WARRANTY

Bychoice are delighted to bring to the market this exceptional four-bedroom detached property located within the well-regarded village of Brettenham. This private development consists of only four high-end built properties all due for completion at the end of Spring / Early Summer.



## THE WESTMINSTER

Presenting a limited collection of just four thoughtfully designed four-bedroom homes, this exceptional ensemble seamlessly integrates with its surroundings, offering an enticing blend of rural tranquility and contemporary modern living. Drawing on over 45 years of award-winning building expertise, these high-quality, energy-efficient residences are not only sophisticated and stylish but also flexible and flooded with natural light.

The particularly refined four-bedroom detached home provides ample space for comfortable relaxation, accentuated by wide bay windows and three expansive sets of glazed bi-folding doors that open onto the rear garden. The ground level showcases an open-plan kitchen/dining/family area and a spacious living room, both bathed in natural daylight. Convenience is paramount, with a utility area and cloakroom also on this level.

Upstairs reveals four generously proportioned bedrooms and a sleek family bathroom, with the principal and second bedrooms boasting their own en-suite shower rooms. Abundant storage options and a double garage further enhance the appeal of this home, epitomizing the perfect fusion of luxury, functionality, and modern design.



## KITCHEN / FAMILY ROOM

30' 1" x 18' 0" (9.17m x 5.49m)

## UTILITY ROOM

13' 7" x 8' 8" (4.14m x 2.64m)

## SITTING ROOM

22' 9" x 12' 11" (6.93m x 3.94m)

## OFFICE

13' 7" x 8' 7" (4.14m x 2.62m)

## WC

6' 00" x 3' 11" (1.83m x 1.19m)

**PRINCIPLE BEDROOM**

20' 2" x 13' 7" (6.15m x 4.14m)

**ENSUITE**

7' 10" x 5' 6" (2.39m x 1.68m)

**DRESSING AREA**

6' 6" x 4' 1" (1.98m x 1.24m)

**BEDROOM**

13' 3" x 12' 11" (4.04m x 3.94m)

**ENSUITE**

6' 6" x 4' 11" (1.98m x 1.5m)

**BEDROOM**

13' 7" x 11' 00" (4.14m x 3.35m)

**BEDROOM**

12' 11" x 10' 8" (3.94m x 3.25m)

**BATHROOM**

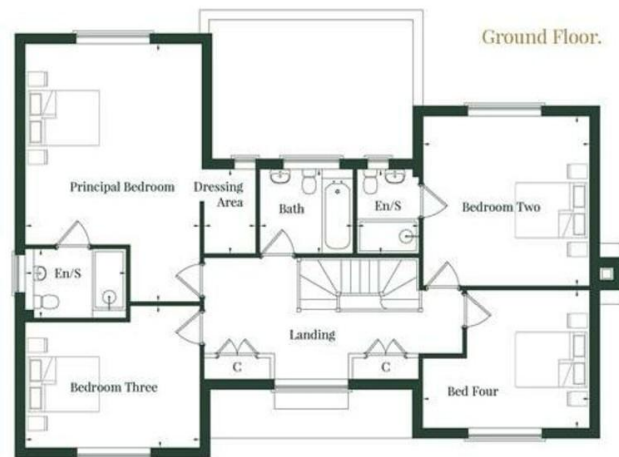
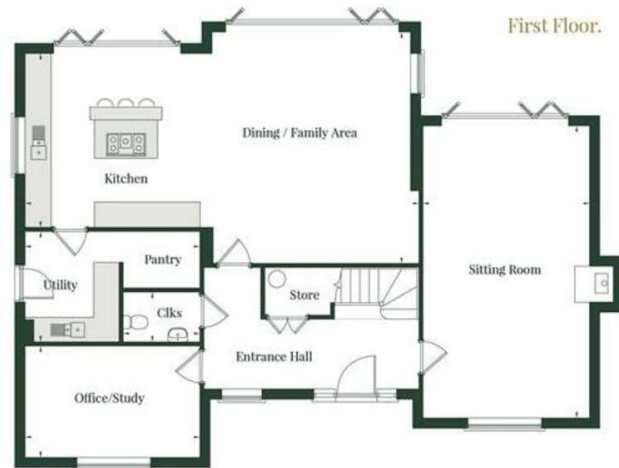
7' 4" x 6' 6" (2.24m x 1.98m)

**HEATING**

Air source heat pump which provides underfloor heating on the ground floor and radiator system on the first floor.

**LOCATION**

Nestled in the idyllic countryside, Brettenham enjoys a strategic location connected by serene country roads, providing seamless access to key thoroughfares and major towns in the region. Within a seven-mile radius, the A134 is easily accessible, offering routes south to Sudbury and Colchester, or north to Bury St Edmunds and beyond to Thetford. From Bury St Edmunds, the A14 leads towards Newmarket, Cambridge, and



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