



'Exclusive New Development'
Great Finborough, Suffolk, IP14 3AQ

LAND AND
NEW HOMES

FINE & COUNTRY

WELCOME TO MEADOW VIEW



This exclusive development of four properties is located in the sought after village of Great Finborough.
Only three miles from Stowmarket with its mainline rail links to London.
Brought to you by McNamara Developments Ltd, these stylish properties are in a great location and are designed with attention to detail to provide beautiful, spacious, energy efficient homes.

The Area

Located in the sought after village of Great Finborough, Meadow View is an exclusive development of four properties. The village itself has a pub, a mobile Post Office, Primary school and Church together with the highly regarded Finborough Hall independent school.

Further afield, Stowmarket, a vibrant market town, lies around 2.5 miles Northeast of Great Finborough and offers a wide range of shops, leisure facilities and social opportunities including the popular Stowmarket Golf Club. For the commuter, Stowmarket offers a main line rail link and regular service between Norwich and London Liverpool Street Station. The main A14 is around 3 miles away, giving great access to the East coast and the Midlands.

The Properties

Plot 1 - Roe House
expected completion date - September 2024

Plot 2 - Foxmoor
to be released - expected completion November 2024

Plot 3 - Windfell
to be released - expected completion date February 2025

Plot 4 - The Gate House -
to be released - expected completion May 2025

Finishes - If purchased off-plan a choice of finishes/colours may be available however please be aware some choices may incur additional cost to the buyer.

- Kitchen Colours
- Minor kitchen design changes
- Changes of appliances /worktops
- Choice of tile colour Bathrooms
- Choice of flooring colours Tiles/Carpets

The kitchens, by Tom Howley of Cambridge, will have island units and Quartz work surfaces, all integrated appliances (make and model to be confirmed). Plots 1, 2 and 3 will have integrated fridge freezers and plot 4 will have an American style fridge freezer.

Each property will have

Plots 1, 2 and 3 have Four Bedrooms

Plot 4 has 5 Bedrooms

Two En Suites and a Family Bathroom

Double Garage (Plot Four will be detached and have a room above the garage)

The properties will be of Block and Beam foundation. Traditional External Cavity walls with subtle external cladding
Double Glazed Throughout

There will be shared access with commercial grade block paving and the four owners will need to contribute to a maintenance contract

Air Source Heat Pump with underfloor heating to the ground floor

A Wood burner will be installed at each property

Mains Drainage pumped to the main road, the cost of this will form part of the maintenance contract.

All Plots will have a Build Zone 10 Year Warranty

Tenure: Freehold

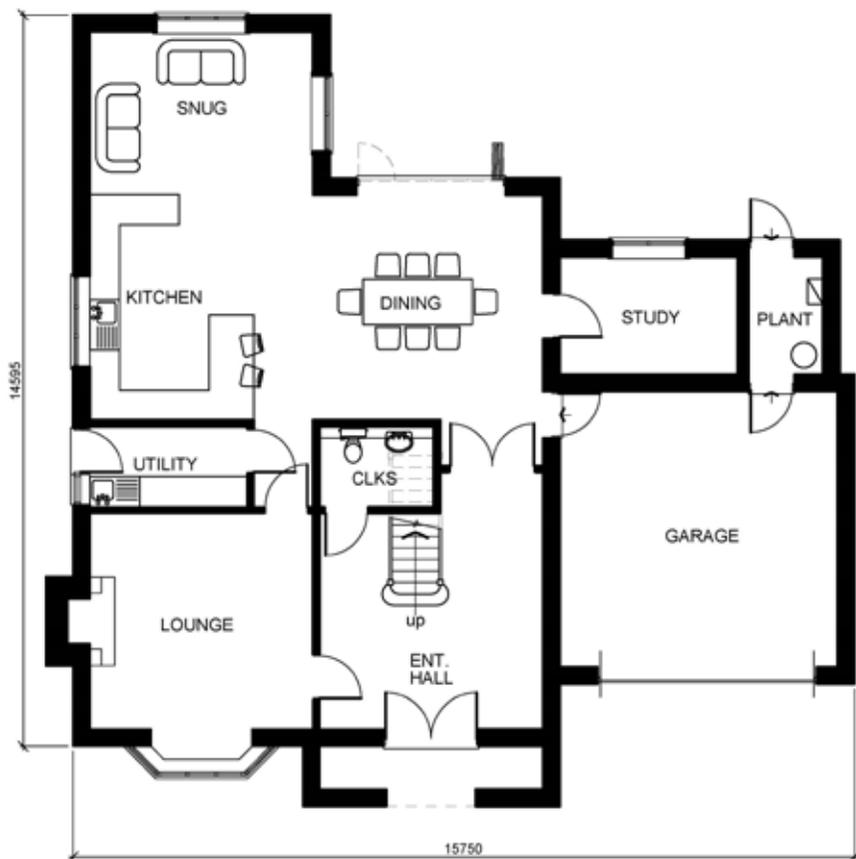
Full fibre broadband will be installed

All homes will have solar panels installed

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



PLOT 1 - Roe House



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Please note that the above plans may be subject to change and is for illustrative purposes only



TOM HOWLEY
EXQUISITE BESPOKE KITCHENS

Plot 1 (With Range Cooker)

Kitchen View

Illustration Roe House, Plot 1 - Kitchen
from Tom Howley, Exquisite Bespoke Kitchens



TOM HOWLEY
EXQUISITE BESPOKE KITCHENS

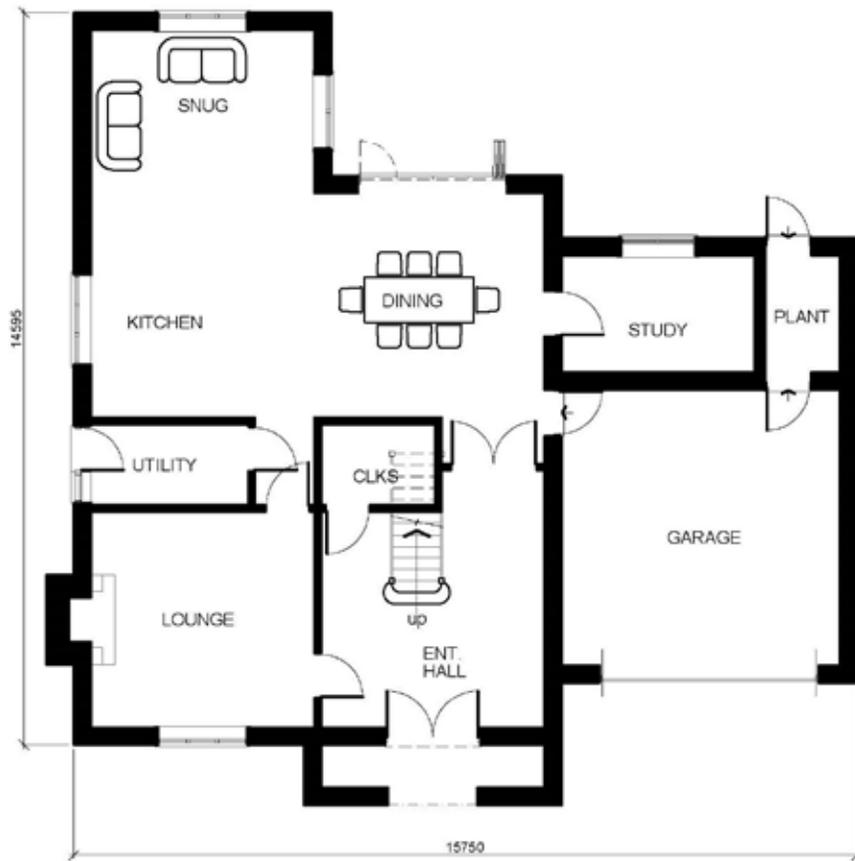
Plot 1 (Utility)

Utility View

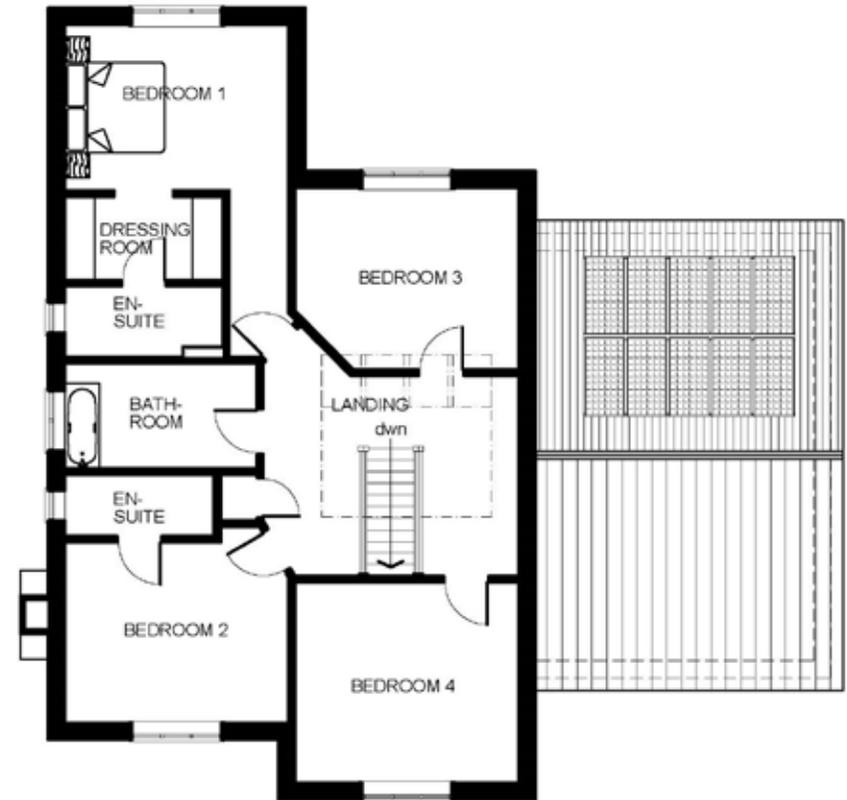
Illustration Roe House, Plot 1 - Utility Room
from Tom Howley, Exquisite Bespoke Kitchens



PLOT 2 - Foxmoor



PROPOSED GROUND FLOOR PLAN

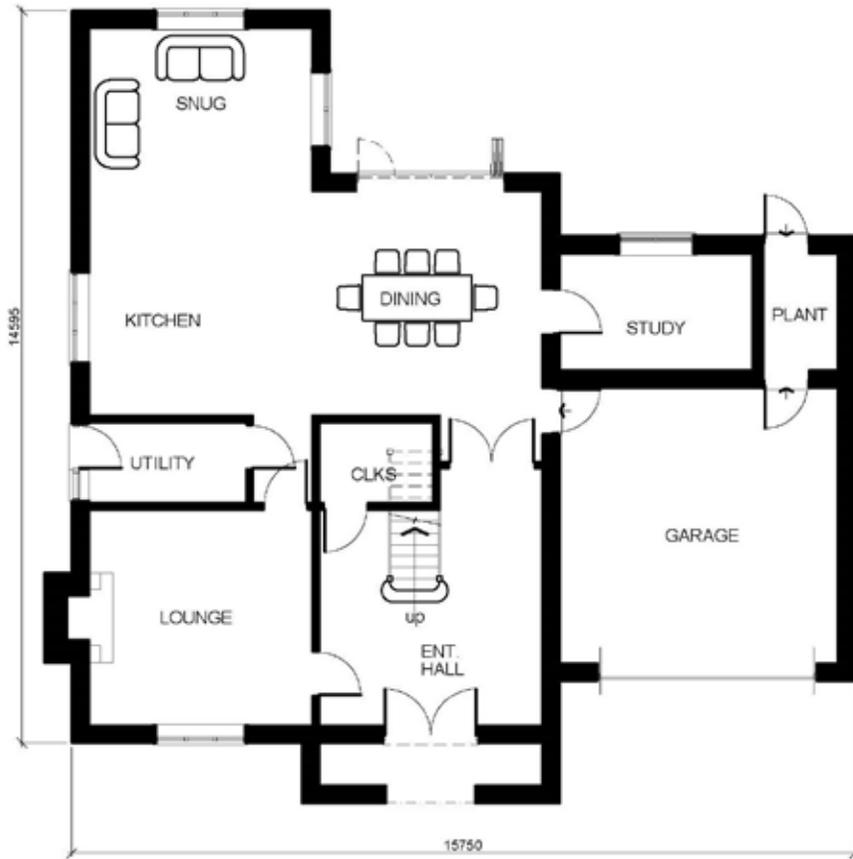


PROPOSED FIRST FLOOR PLAN

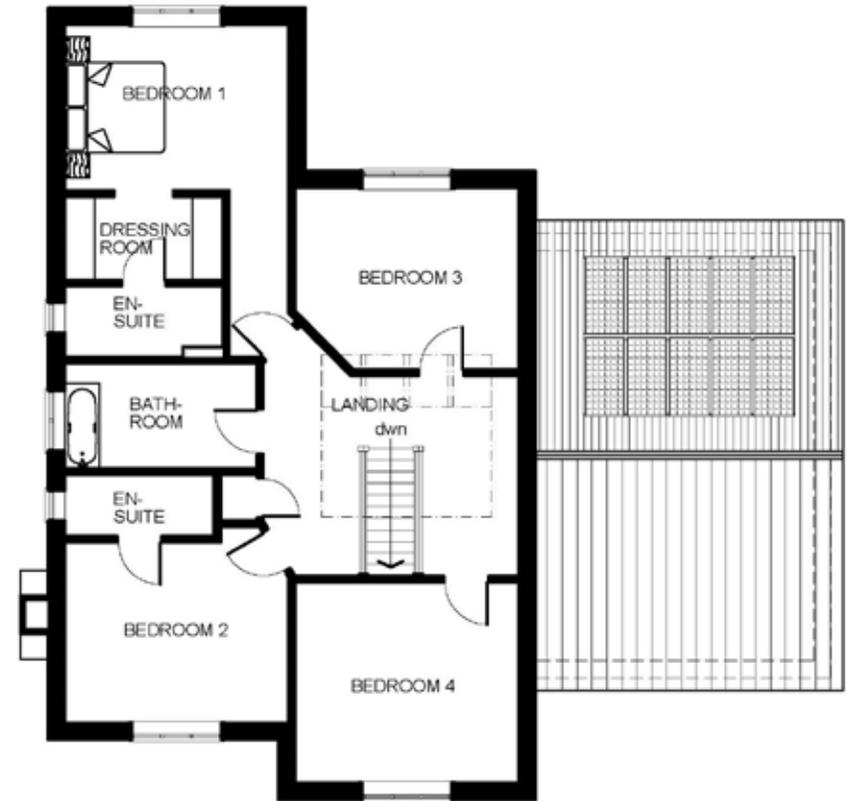
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PLOT 3 - Windfell



PROPOSED GROUND FLOOR PLAN

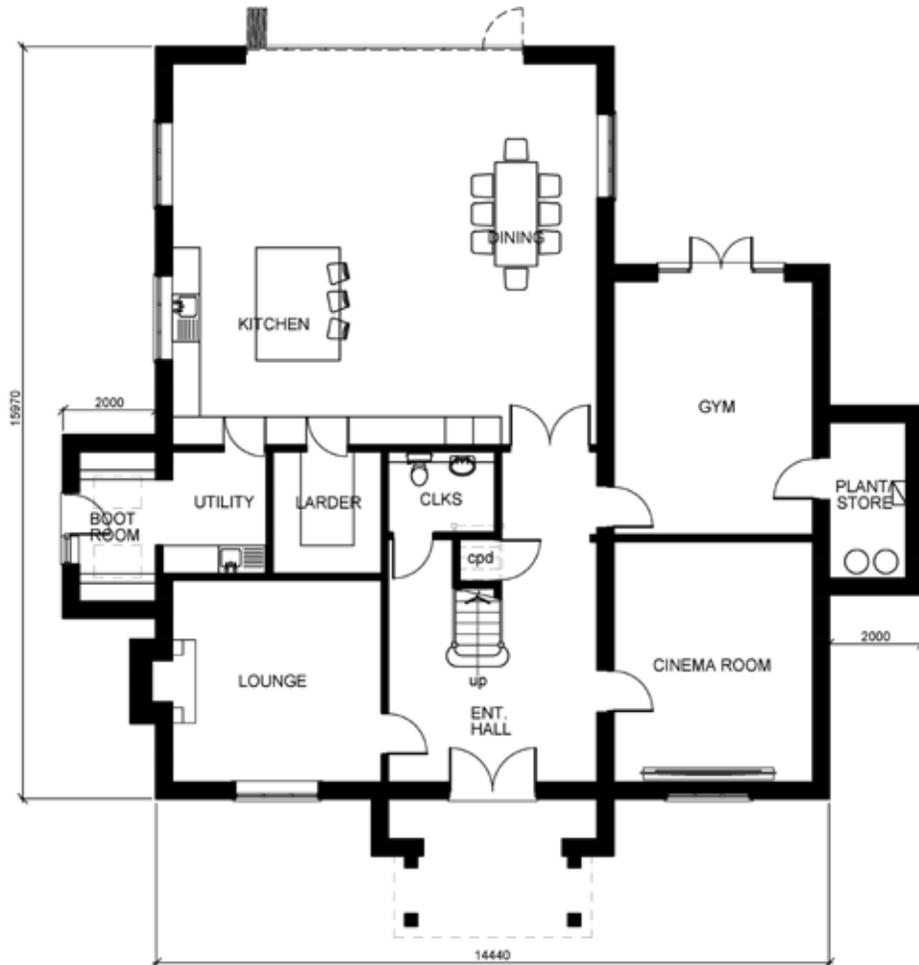


PROPOSED FIRST FLOOR PLAN

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PLOT 4 - The Gate House



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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Beautiful views of the Suffolk sky across the fields to the rear of The Gate House, Plot 4.

Directions:

The properties are found down a long private drive behind East House -
which is located on the B1115 - High Road.

PLEASE NOTE: This is a private access route and live site.
All visits must be arranged via the selling Agent, Fine & Country.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words.
Download the app and use the following three words to pinpoint the exact location of the property
///worms.fidgeting.cabbies

Postcode - IP14 3AQ

For further information on Meadow View
or to book a site visit
please call us now on 01379 646020
or
email: diss@fineandcountry.com



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

