

Summary

Brand new private development consisting of only eight dwellings all within close proximity of amenities. Designed and finished to a high standard this beautiful development on the cusp of the Dedham Vale AONB is not one to be missed.

Description

Approximate Room Sizes

Designed by local architects Wright Ruffell Cameron, 3 Great Oak Place has been built and fitted to the highest standard, which includes Bosch appliances in the kitchen, Symphony fitted base and eye level units, luxury vinyl tiles and UPVC double glazing throughout.

The spacious entrance leads directly into the open-planned kitchen, living and dining area, which benefits from three large windows, allowing an abundance of light to flow through the space. The well-equipped kitchen features extensive quartz worksurfaces, as well as an integrated refrigerator/freezer, oven, microwave oven, induction hob and washer/dryer. Both double bedrooms benefit from premium carpets.

Outside, the property features turfed front and private rear gardens with an Indian sandstone patio, which is enclosed by a close boarded fence and gate. The property offers off-road parking for 2 vehicles, and an EV charging point.

Location

Situated in the parish of Raydon, 3 Great Oak Place is attractively positioned in Suffolk's AONB. Located just 0.5 miles away from Brett Vale Golf Club, Raydon offers countryside walks and the popular Constable villages of Flatford and Dedham nearby, as well as easy access to mainline train stations at Manningtree, Colchester and Ipswich.

Services

Mains electricity, water and drainage are connected
Oil heating - new boiler and water system
EV Charging point and high-speed broadband

Local Authority and Council Tax Band
Babergh District Council
Band TBC

EPC Rating
TBC

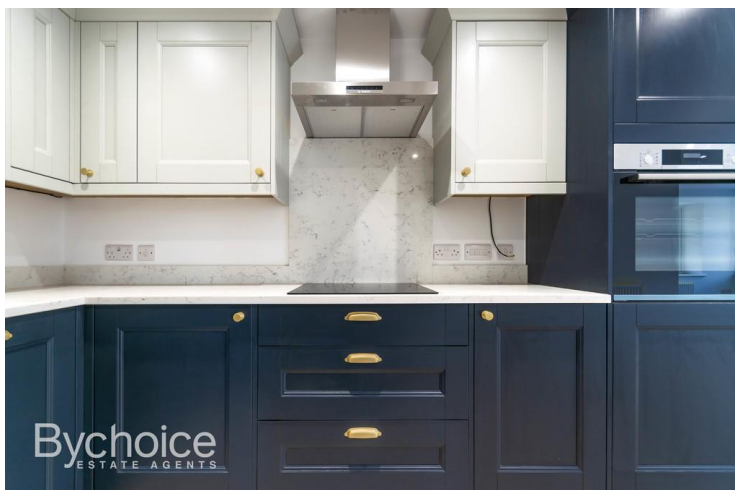
Agent's note

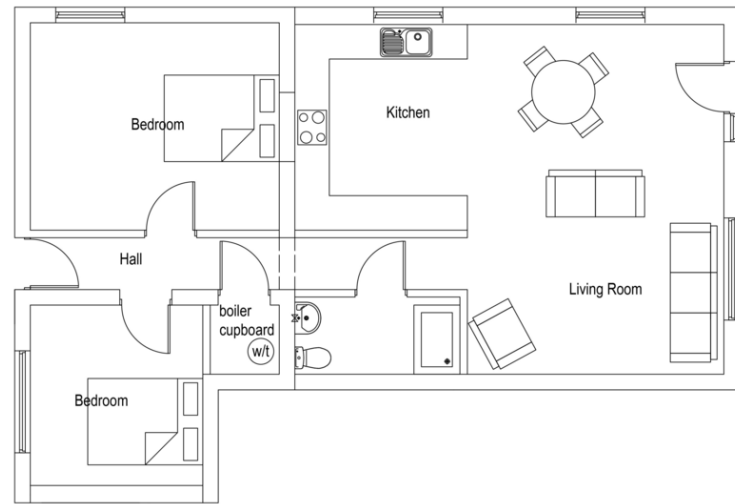
The service charge is to be confirmed. The property is covered by a 10-year ICW warranty. All Bosch kitchen appliances have a 2-year warranty.

Additional Information

Local Authority – Babergh District Council
Council Tax Band –
Tenure – Freehold
Services – %full_services%
Post Code – IP7 5LT

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



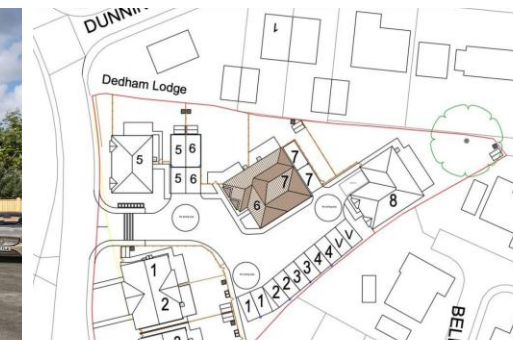



GREAT OAK PLACE
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Great Oak Place | The Street | IP7 5LT

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£415,000

- Recently Fully Refurbished
- Two Bedroom
- Off Road Parking
- Village Location
- Underfloor Heating
- Solar Panels (1Kwh)
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