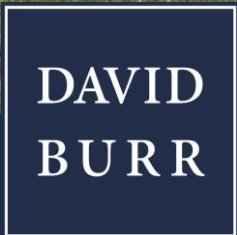
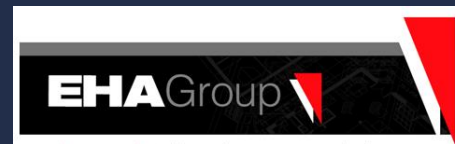




**The Orchard**  
**Kedington, Suffolk**





# The Orchard, Kedington, Suffolk, CB9 7QR

A superb development of individual new homes by award winning developer EHA Group with a high specification, commanding a prominent position in this popular village within walking distance of amenities.

## THE ORCHARD

The Orchard is the latest development from respected developer EHA Group. The development comprises a mixture of 3 and 4 bedroom homes and incorporates generous areas of shared open spaces and private gardens.

The development is situated in the vibrant and well-served village of Kedington which has its own doctor's surgery, village shop, primary school, public house and community centre all within walking distance. Kedington is conveniently situated 3 miles from Haverhill and 12 miles from Bury St. Edmunds.

Phase 1 comprises 6 individually designed homes due for completion in 2024. Each property is finished with a generous specification including integrated kitchen appliances, stylish bathrooms and landscaped front and rear gardens.

Contact the Clare office to arrange a viewing and for reservation details - [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk) 01787 277811,



# The Orchard, Kedington, Suffolk, CB9 7QR

## Kitchen/Utility Room-

- Fully fitted contemporary Kitchen with a convenient soft close mechanism. Choice of kitchen doors, finishes, colours and handles available.
- Incorporating wall and base units under a Quartz worktop with undermount 1 ½ bowl sink and quality tap.
- Stainless steel oven with extractor, ceramic hob.
- Integrated fridge/freezer and dishwasher.
- Space and plumbing for washing machine and tumble dryer (varies between plots).
- Under unit LED lighting.
- Co-ordinated wall units with laminate worktop in Utility Room.

## Bathrooms & En-Suite-

- Contemporary white sanitary ware.
- Glass and anthracite colour coated shower doors.
- Slimline shower trays (where applicable).
- WCs with efficient dual flush & soft close seats.
- Anthracite colour coated towel rail.
- Contemporary vanity unit.

## Electrical, Plumbing, Heating, Lighting & Media-

- Extensive range of electrical sockets & TV points.
- Integrated recessed spot light to kitchen & bathroom.
- Wired for BT & internet provision.
- Energy efficient gas central heating with thermostatically controlled radiators.
- Chrome electrical sockets to hall, landing, kitchen and reception rooms.

## Floor finishes-

- Choice of contemporary Ceramic floor and wall tiles to en-suite and bathrooms.
- Choice of contemporary high quality floor tiles to kitchen and En-suite.
- Choose from our range of high quality wood effect plank flooring for reception & hall areas.

## Interior finishes-

- Oak veneer flush doors throughout.
- Oak handrail to stairs with satin white strings and base rail.
- Contemporary ironmongery.
- 6" moulded skirting and 4" moulded architrave throughout with white satin finish.

## External-

- Composite front door.
- Front and rear doors with multi point locking system.
- External light point to front and rear door
- White UPVC fascia and rainwater goods.
- Energy efficient white UPVC double glazed windows.
- Paving to entrance door.
- Tarmac paving with edging (where applicable).
- 6ft Close boarded timber vertical privacy fencing to rear boundaries.
- External water tap.
- Wired door bell.
- Landscaped garden, turfed or grass seeded.
- Garage with light and power (where applicable).

## SERVICES:

Gas fired heating, main electricity, drainage and water. Local Authority - West Suffolk Council. Council Tax Band TBC.



# The Medlar



## Plots 1, 2, 14, 15, 20, 21

The Medlar is an attractive semi-detached property perfect for modern life, spacious and bright, the kitchen/dining room area creates an ideal space for entertaining. Four bedrooms and bathroom. Garden and single garage.

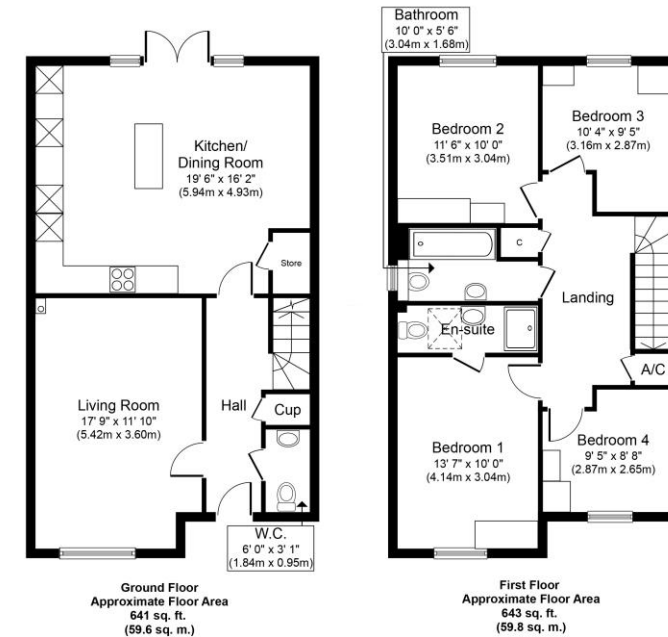
### Ground floor

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/dining Room

### First Floor

Master Bedroom  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

**Gross internal floor area: 1,282 sq.ft**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# The Mulberry



## Plots 3, 26 and 39

The Mulberry is an elegant detached property designed with modern living in mind, spacious and bright, the kitchen/dining room area creates an ideal space for entertaining. Four bedrooms and bathroom. Garden and single garage.

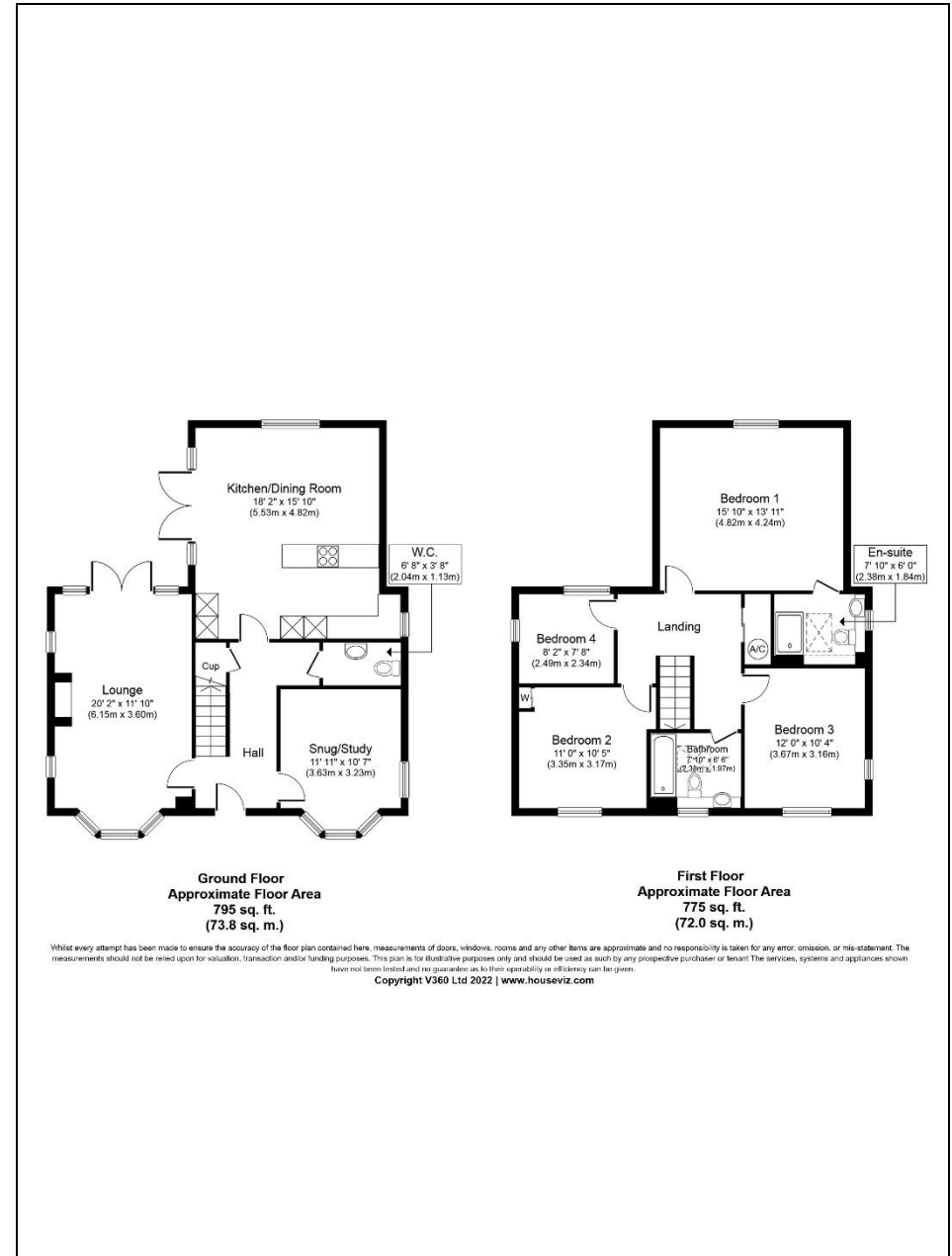
### Ground floor

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/dining Room  
Snug/study

### First Floor

Master Bedroom (En-Suite)  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

**Gross internal floor area: 1,570 sq.ft**



# The Claygate



## Plots 4, 6, 19 and 22

The Claygate is an elegant detached four bedroom property that has been designed with comfortable, modern living in mind. Four bedrooms and bathroom. Garden and single garage.

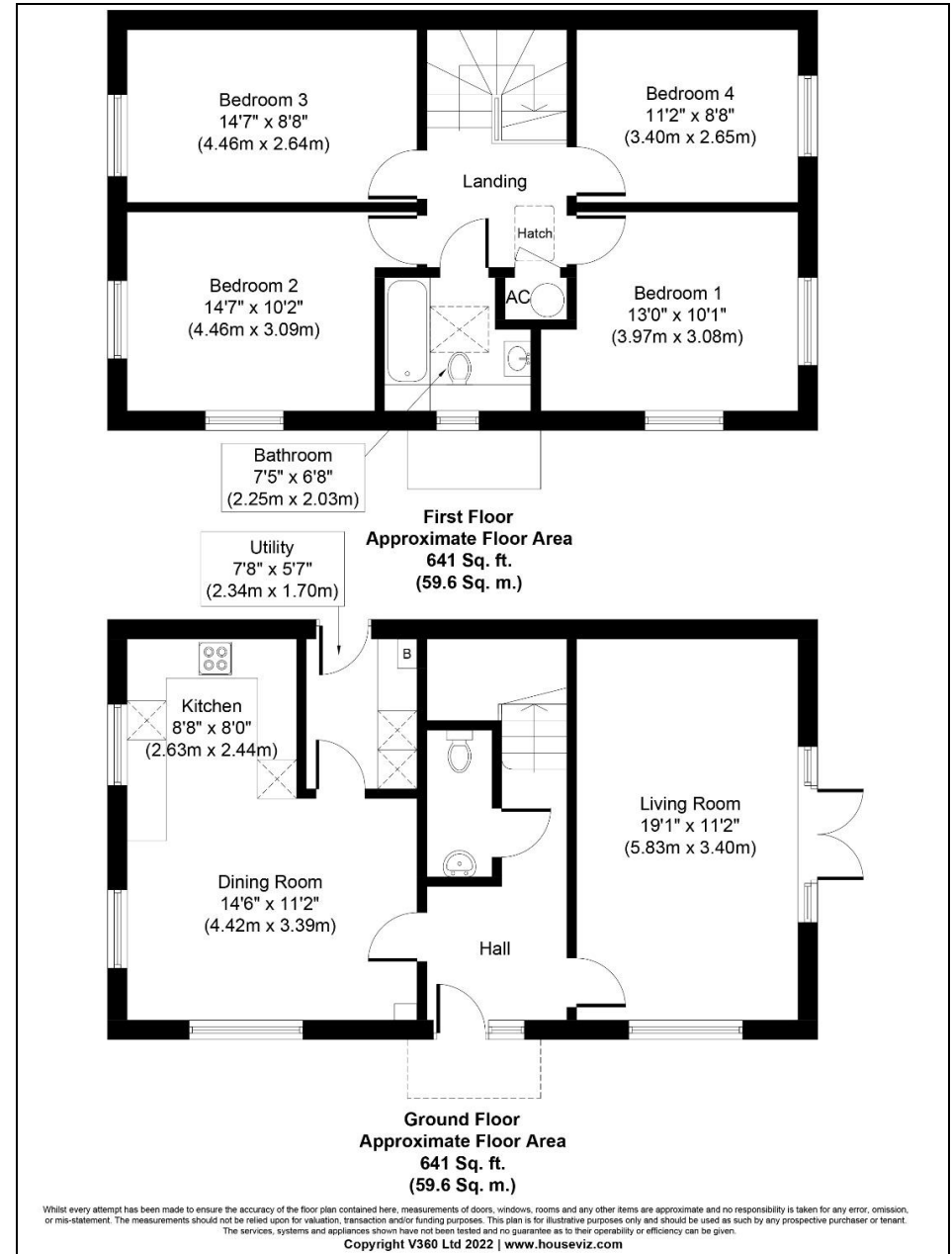
### Ground floor

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/dining room

### First Floor

Master Bedroom  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

**Gross internal floor area: 1,282 sq.ft**





# The Pearmain



## Plots 5 and 16

The Pearmain is an attractive detached property perfect for modern life, spacious and bright, the kitchen/dining room area creates an ideal space for entertaining. Four bedrooms (En-Suite to Master) and bathroom. Garden and single garage.

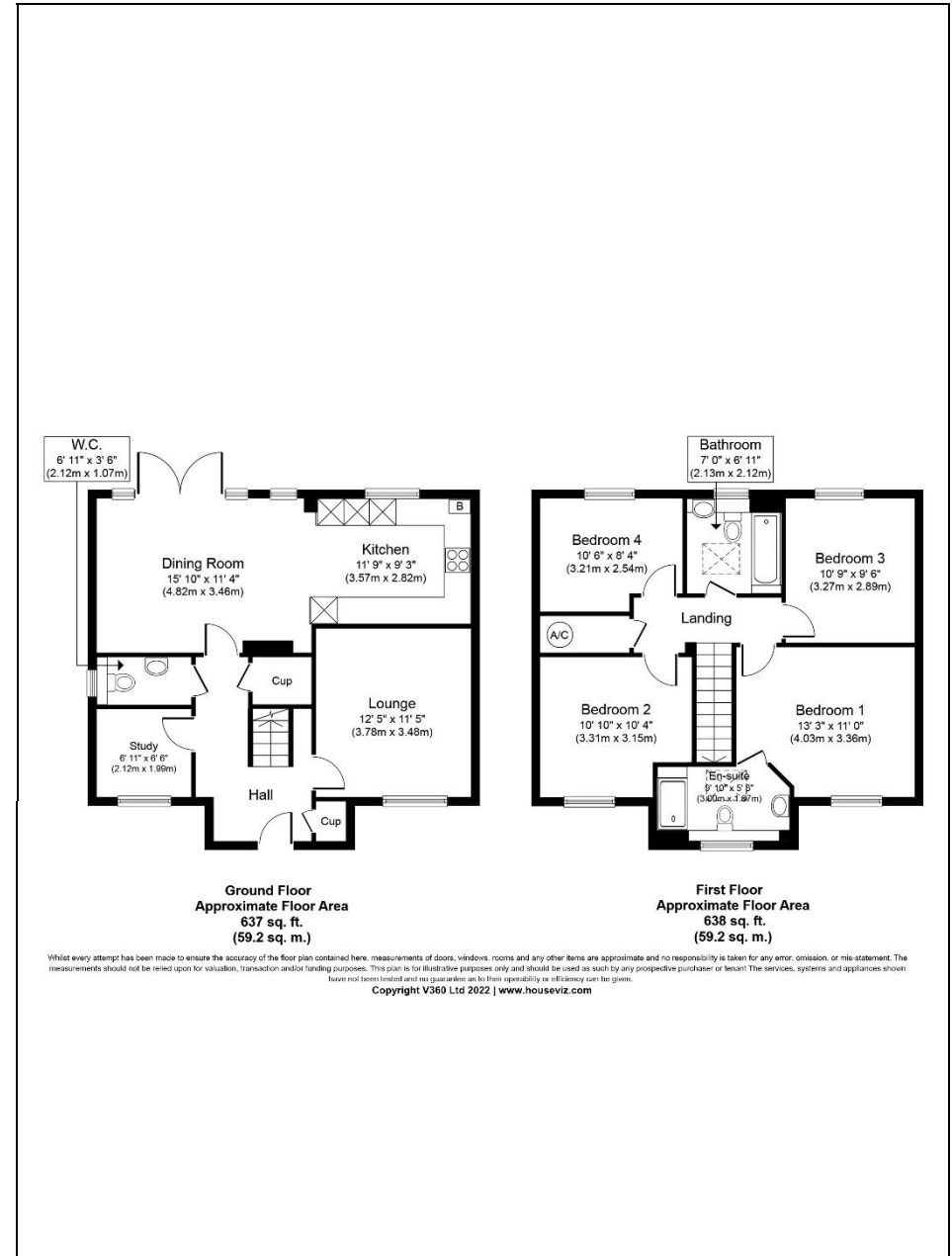
### Ground floor

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/dining Room  
Study

### First Floor

Master Bedroom (En-Suite)  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

**Gross internal floor area: 1,275 sq.ft**



# The Damson



## Plots 7, 8, 11 and 12

The Damson is an attractive three bedroom link-detached property perfect for modern life, spacious and bright. Three bedrooms with En-Suite to Master, study and bathroom. Garden and carport.

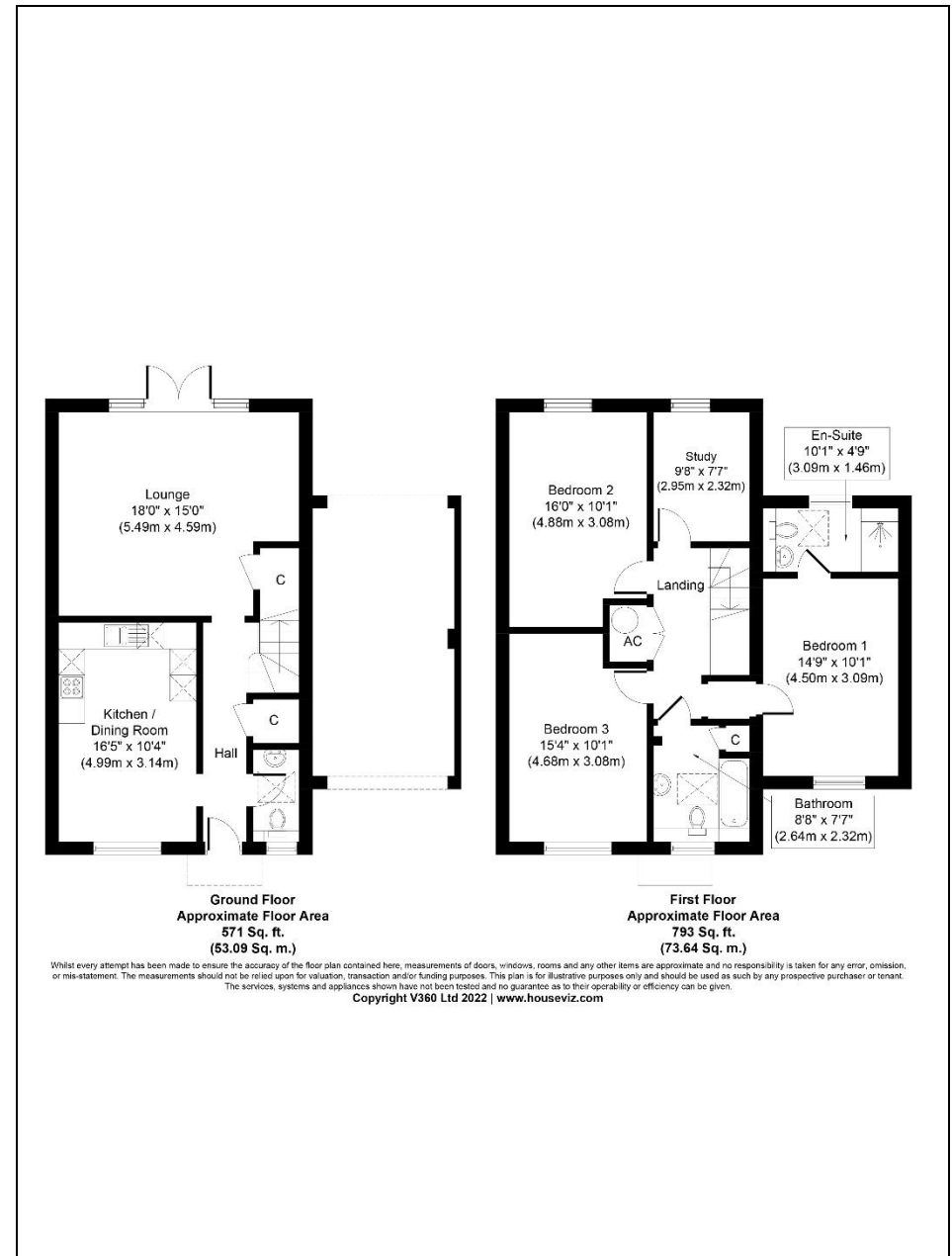
### Ground floor

Entrance Hall  
Cloakroom  
Lounge  
Kitchen/dining room

### First Floor

Master Bedroom with En-suite  
Bedroom 2  
Bedroom 3  
Bathroom  
Study

**Gross internal floor area: 1,364 sq.ft**





# The Quince



## Plots 9, 10, 24 and 25

The Quince is an attractive semi-detached property perfect for modern life, spacious and bright, with bedrooms set on two levels. Three bedrooms, study and bathroom. Garden and car port.

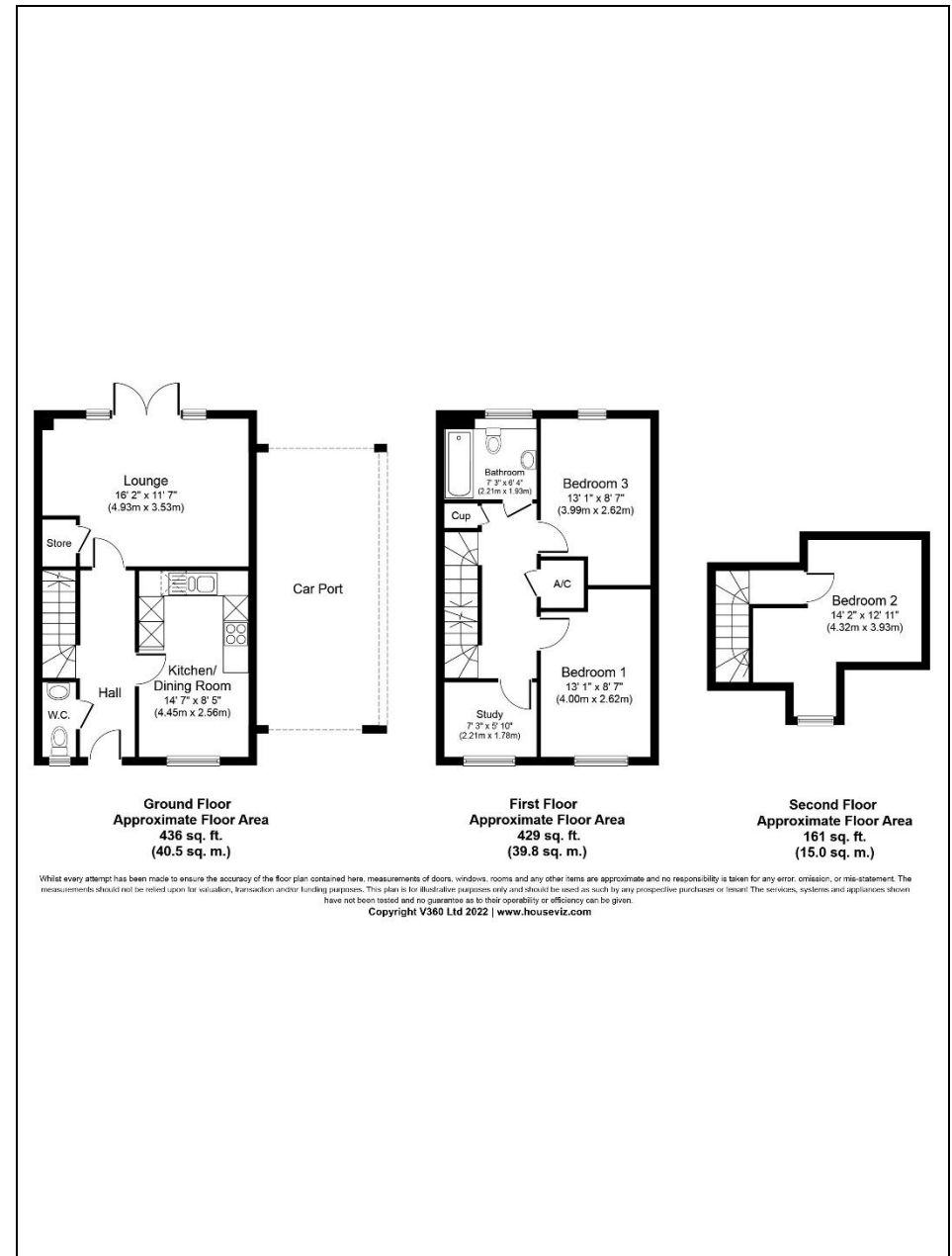
### Ground floor

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/dining Room

### First Floor

Master Bedroom  
Bedroom 2 (Second Floor)  
Bedroom 3  
Bathroom  
Study

**Gross internal floor area: 1,026 sq.ft**

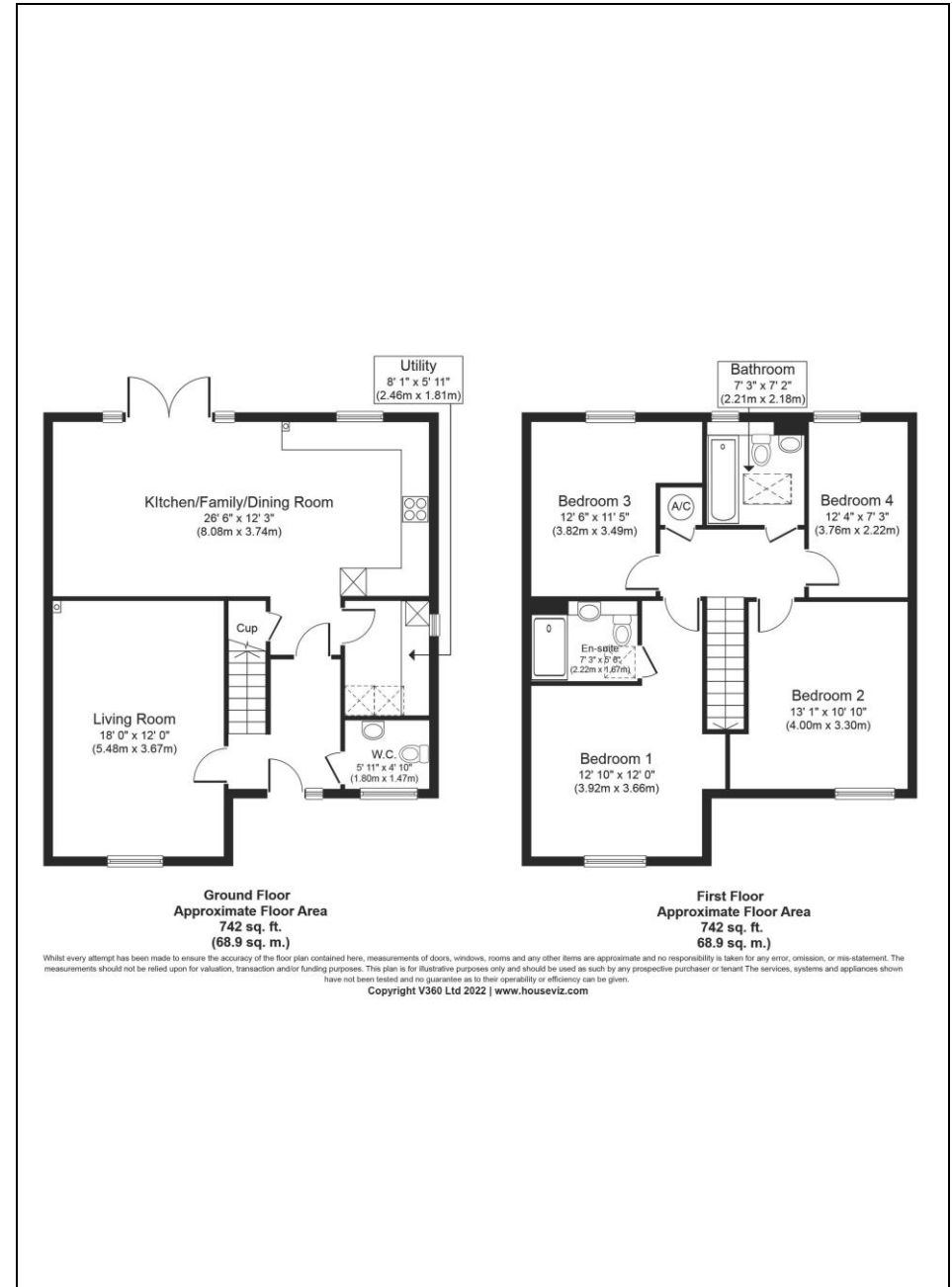


# The Langley



## Plots 13, 17 and 18

The Langley is a stylish detached property suited to modern life. The hallway leads to a light and spacious open plan kitchen/dining room, spacious and bright, an ideal space for entertaining. Four bedrooms and bathroom. Garden and single garage.



### Ground floor

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/dining Room

### First Floor

Master Bedroom  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

**Gross internal floor area: 1,484 sq.ft**



# The Allington



## Plots 23 and 40

The Allington is a charming three bedroom detached home with an impressive open-plan kitchen/dining area ideal for entertaining. Garden and single garage.

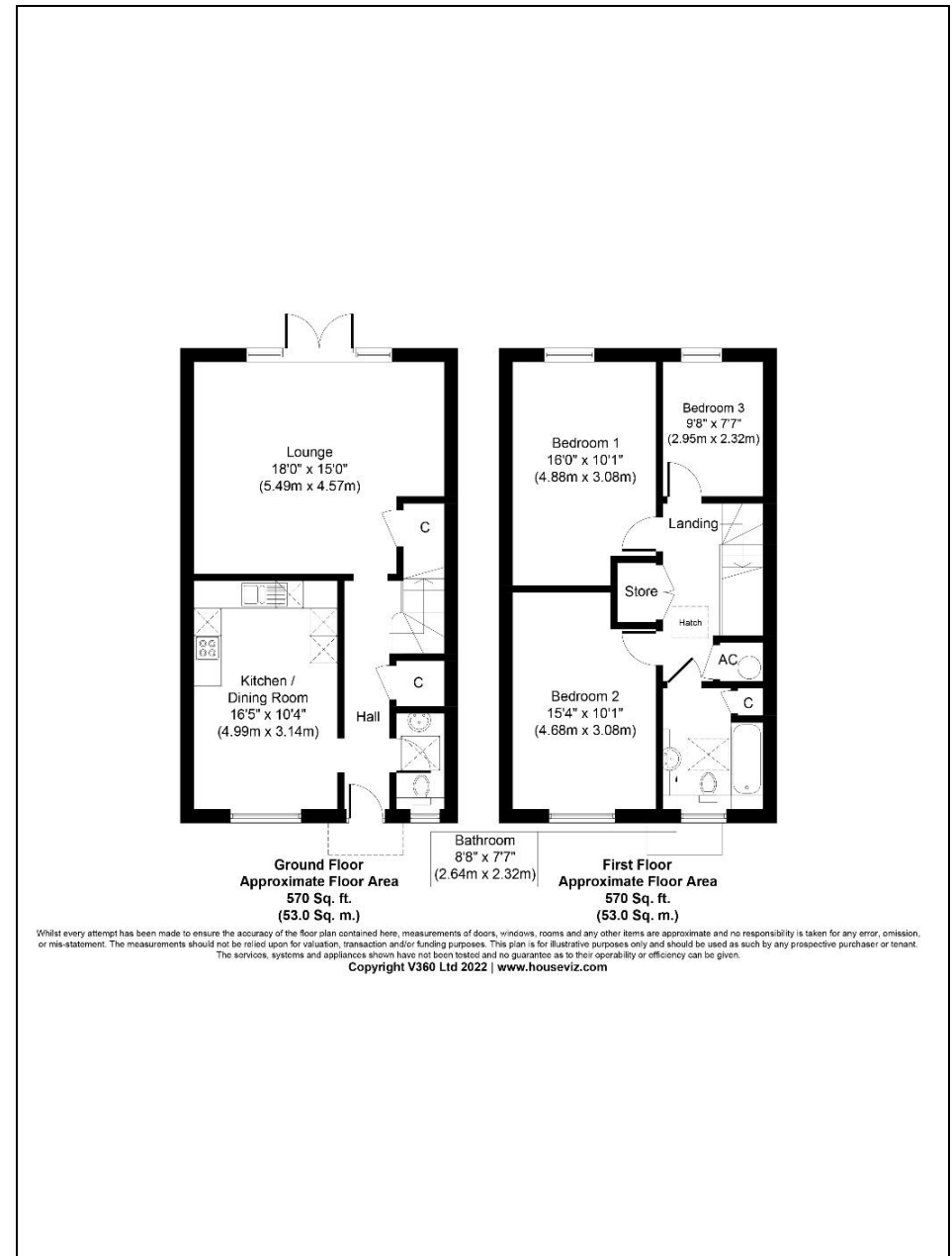
### Ground floor

Entrance Hall  
Cloakroom  
Lounge  
Kitchen/dining room

### First Floor

Master Bedroom  
Bedroom 2  
Bedroom 3  
Bathroom

**Gross internal floor area: 1,140 sq.ft**







Offices at: Newmarket 01638 669035 Clare 01787 277811 Bury St Edmunds 01284 725525 Long Melford 01787 883144 Leavenheath 01206 263007 Castle Hedingham 01787 463404  
Woolpit 01359 245245 Linton & Villages 01440 784346 London SW1 0207 839 0888