



Bears Lane

## PLOTS 13 & 14



Nestled amongst the ancient hedgerows, fields and woodland of one of the most desired residential areas in Suffolk, Bears Lane, Lavenham is an exquisite contemporary development that combines the natural beauty of its rural setting with an ample array of modern amenities and transport links.



All imagery is computer generated and is indicative only.

### 3 - BEDROOM HOMES

*Simply beautiful homes*

Luxury kitchens  
Underfloor heating to ground floor  
Fully turfed gardens with patios  
10-year build warranty

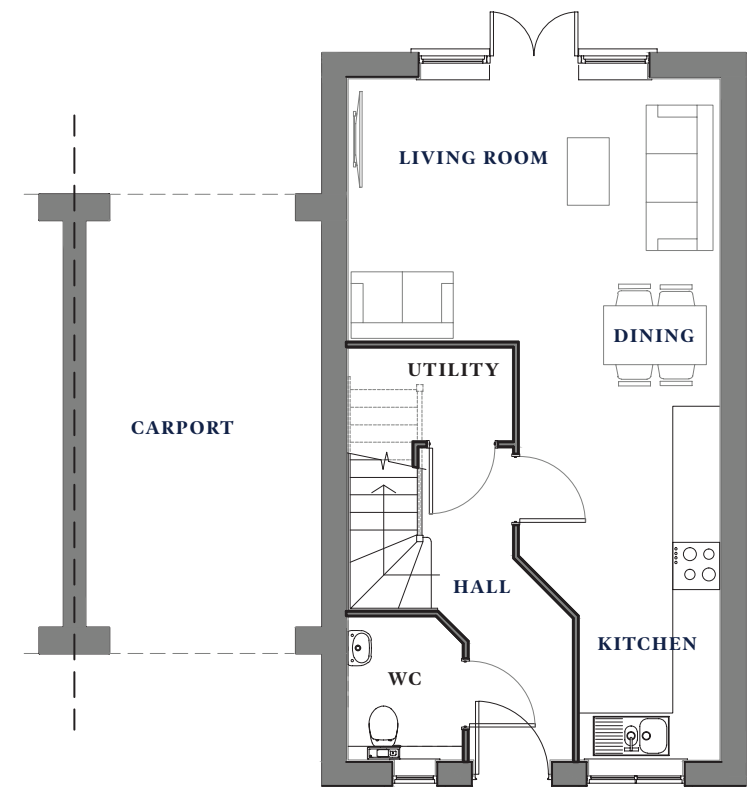


[www.bearslane.co.uk](http://www.bearslane.co.uk)



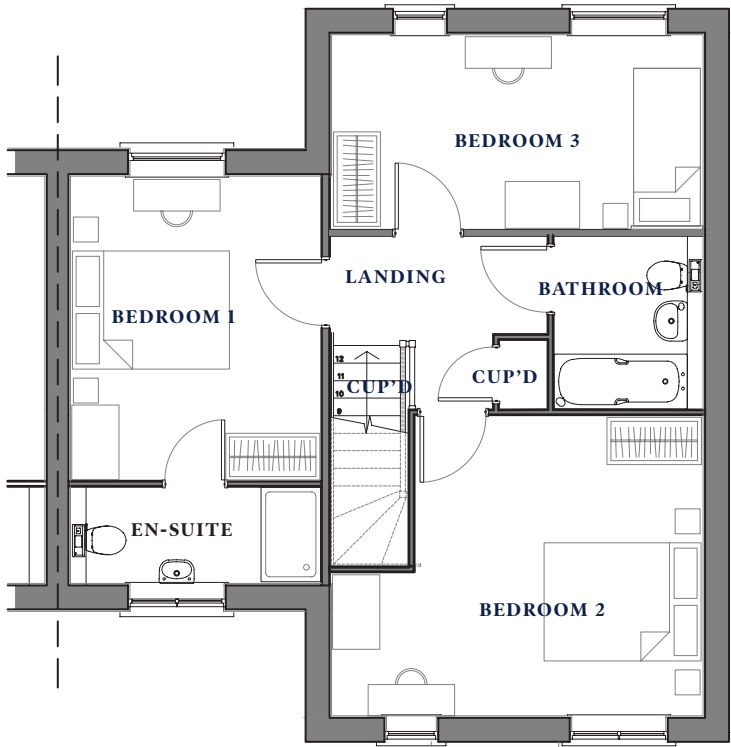
# PLOTS 13 & 14

TOTAL INTERNAL FLOOR SPACE 99 sq m (1065 sq ft)



## GROUND FLOOR

	METRES	FEET
KITCHEN / DINING	5.33 x 2.59	17' 6" x 8' 6"
LIVING ROOM	4.73 x 3.35	15' 6" x 11' 0"



## FIRST FLOOR

	METRES	FEET
BEDROOM 1	3.87 x 3.18	12' 8" x 10' 5"
BED 1 EN-SUITE	3.18 x 1.22	10' 5" x 4' 0"
BEDROOM 2	4.73 x 3.82	15' 6" x 12' 6"
BEDROOM 3	4.73 x 2.48	15' 6" x 8' 2"
BATHROOM	2.20 x 1.89	7' 3" x 6' 2"

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Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.



## THE SPECIFICATION

*At Marden Homes, we ensure attention is paid to even the smallest of details, designing individual homes that provide residents with the space and functionality to make the build their own.*

We understand that buying a new home is one of the most important decisions you'll make in your lifetime and know that such significance has to be reflected in the quality of the interiors, exterior and immediate environment.

Consequently, we design our homes with the individual in mind. No stone is left unturned in the search for excellence and the result is remarkable. With our commitment to class and excellence, we hope to provide the foundations on which residents can build their lives, shaping and moulding them to meet their needs and creating their own unique and individual living spaces.



### INTERIOR FEATURES

- Sky and TV points (will be wired to central cupboard)
- Modern high-quality internal doors with contemporary door furniture
- Modern skirtings and architraves throughout
- Full high-quality carpet provided
- Quality tiling

### KITCHEN

- Luxury German kitchen with quartz working surfaces
- German integrated appliances comprised of single oven, induction hob, extractor hood, microwave, dishwasher, fridge/freezer and washer/dryer
- Blanco sink with a polished chrome tap

### BATHROOM

- Quality sanitaryware throughout and tiled floors
- Towel rails will be chrome straight ladder rails
- Bathrooms to include timer fan with fan isolator switch

### PLUMBING

- Wet underfloor heating to ground floor

### ELECTRICS

- LED downlights to ground floor
- Smoke alarms
- Pendants to landing and bedrooms

### EXTERIOR

- Fenced, turfed with patio and shed

### PARKING

- Allocated parking, carports or garages

### SECURITY

- Intruder alarm installed
- Windows are fitted with security locks
- External lighting

### WARRANTY

- Homes come with a 10-year build warranty from Premier



These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.



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