



Phase I of a development of 8 properties at The Crossroads Brome and Oakley Eye, Suffolk IP23 8FD

Prices from £250,000 to £445,000



Phase I of a superb development of just 8 new properties.

Mix of 3 and 4 bedroom houses, all detached with generous gardens and garaging



### Location

This development provides an excellent commuter location with easy access onto the A140 yet being set off an access only 'leafy' lane which is due to be a no through road shortly. For those who need the train, there is a mainline station at Diss just 4 miles away on the Norwich to London Liverpool Street Line. This line is due to be upgraded in the next few years making the journey quicker than the current 90 minutes and this allows a better life/work balance in a very affordable area compared to villages closer to London,

The small town of Eye is just a mile or so away and provides schooling to Sixth form level (Ofsted rated as 'Outstanding'), as well as a range of day to day shopping and social facilities, and within walking distance is The Oaksmere hotel, restaurant and pub. The larger market town of Diss is around 2 miles away and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs and modern health centre. Both Norwich and Ipswich are within easy reach being around 25 miles north and south via the A140 and for those who enjoy the sea, the Heritage Coast around Southwold and Walberswick is within 40 minutes by car.

### The Properties

The style of house complements the traditional architecture of the region with a modern twist and they are designed with the family in mind. The layout of each property has a good 'flow' and the concept of fewer but larger rooms is prevalent throughout following the preferences of modern buyers and family living. The quality of fittings is to a high standard, most notably in the kitchens and bathrooms which are a blend of traditional and modern.

### Outside

Each property will have generous gardens which will be turfed, together with 2m wide patios running the width of the house. The dividing fences will be close boarded and there is a comprehensive planting scheme to give privacy to the rear.

Plots 5,6 and 7 will have double garages with electric roller doors whilst plot 8 has a single garage. There is plenty of parking in front of the garages too.

### Services

Mains water, electricity and drainage are connected to the property. Airsource heat pumps providing underfloor heating to ground floor and radiators to first floor. Fibre broadband available.

### Directions

Leaving Diss on the A140 towards Ipswich. Turn left opposite the Brome Grange and then first right into The Crossroads. The entrance is a little way along on the right.

### Viewing

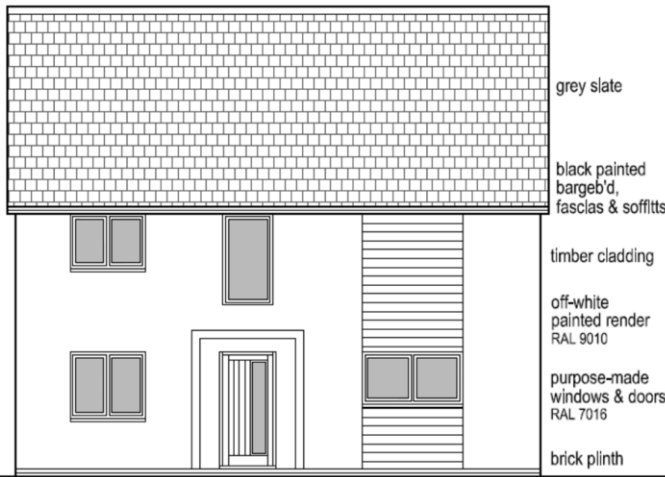
Strictly by appointment with TW Gaze.

Ref: /MS

### General Specification (may be subject to change)

- White sanitary ware including bath with shower over, vanity wash basin and close coupled wc
- Light oak finish doors with steel door furniture
- Fitted kitchen with granite/quartz worktops
- Fitted appliances including AEG oven and hob, dishwasher and fridge/freezer.
- Water softner
- Block paved private driveway off shingled main drive

Plot	Type	Bedrooms	Garage/Store	Size ft <sup>2</sup>	m <sup>2</sup>	Price £	Status
5	House, Detached	4	Double	1657	154	445,000	Available
6	House, Detached	3	Double	1022	95	295,000	Available
7	House, Detached	3	Double	1022	95	295,000	Available
8	House, Detached	3	Single	904	84	250,000	Available



Front Elevation (West)

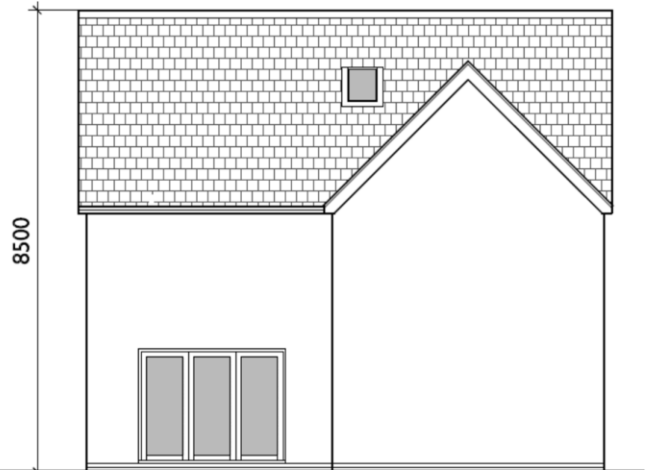


Side Elevation North

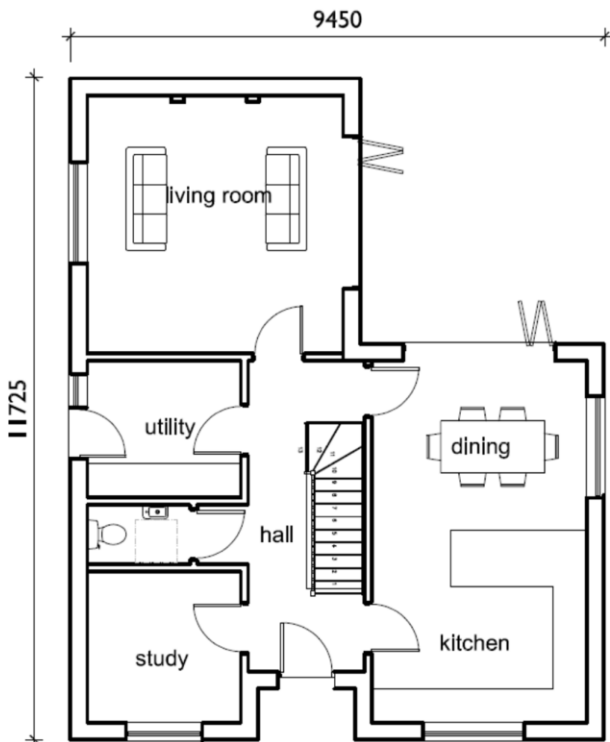
grey slate  
 black painted bargeb'd, fascias & soffits  
 timber cladding  
 off-white painted render RAL 9010  
 purpose-made windows & doors RAL 7016  
 brick plinth



Side Elevation (South)  
 Scale 1:100

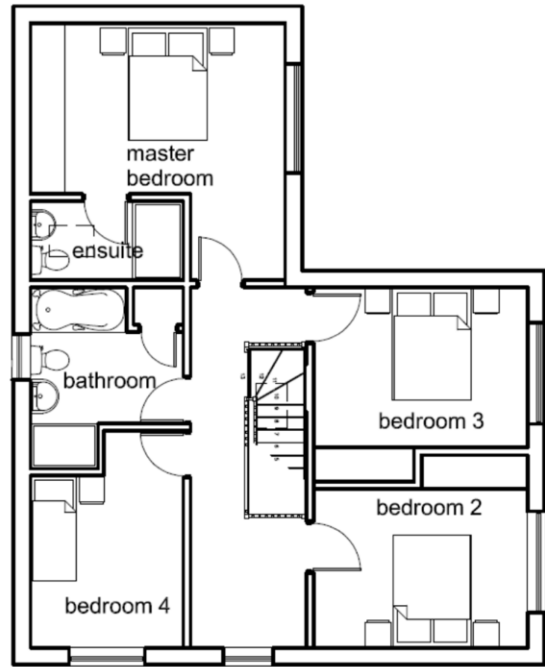


Rear Elevation (East)



Ground Floor Plan  
 Scale 1:100

FLOOR AREAS	
GD FL	76qm
1ST FL	78sqm
TOTAL	154sqm

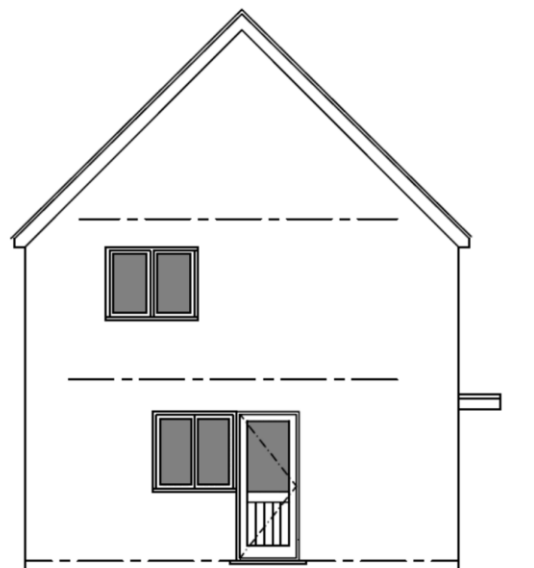


First Floor Plan

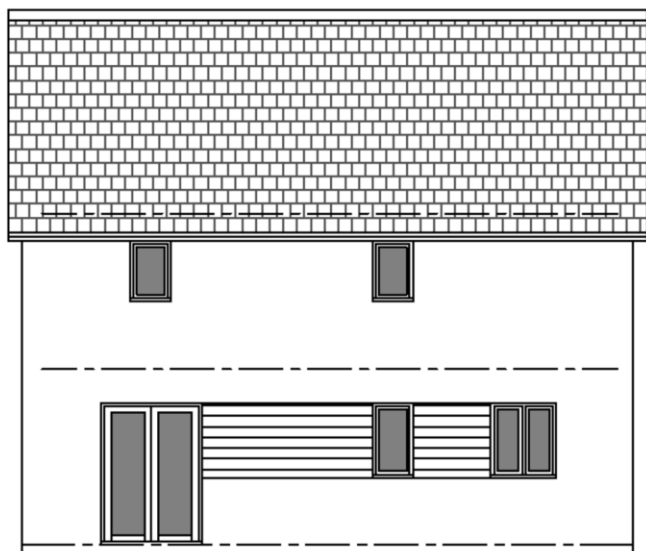
# Plot 5



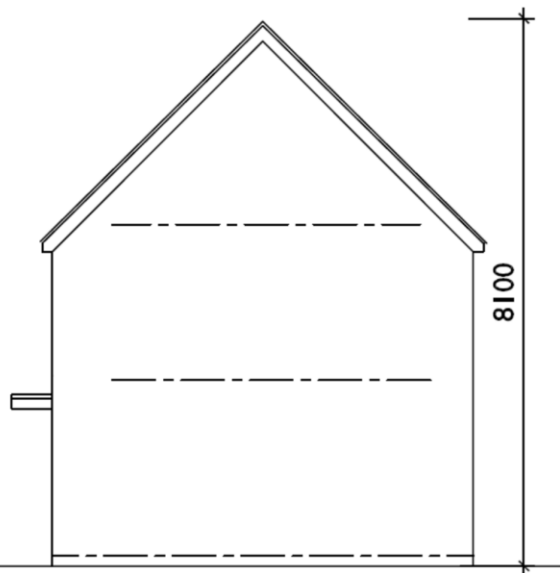
South Elevation  
Scale 1:100



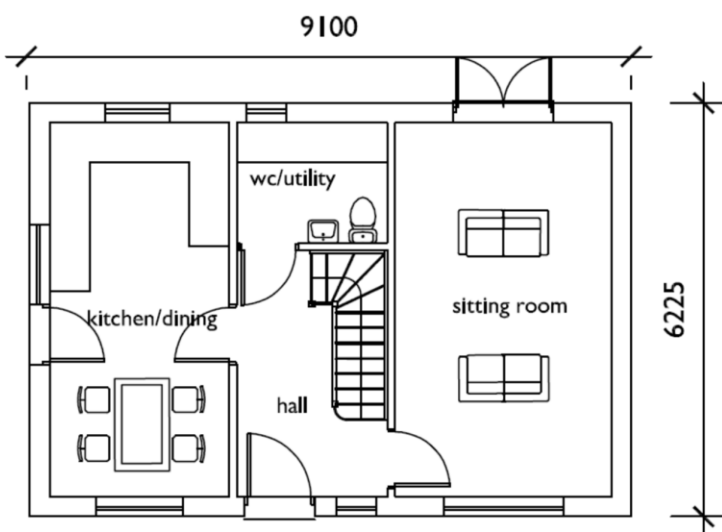
West Elevation



North Elevation

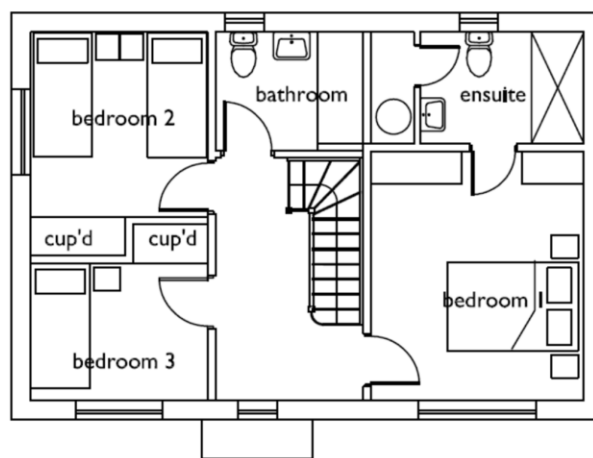


East Elevation



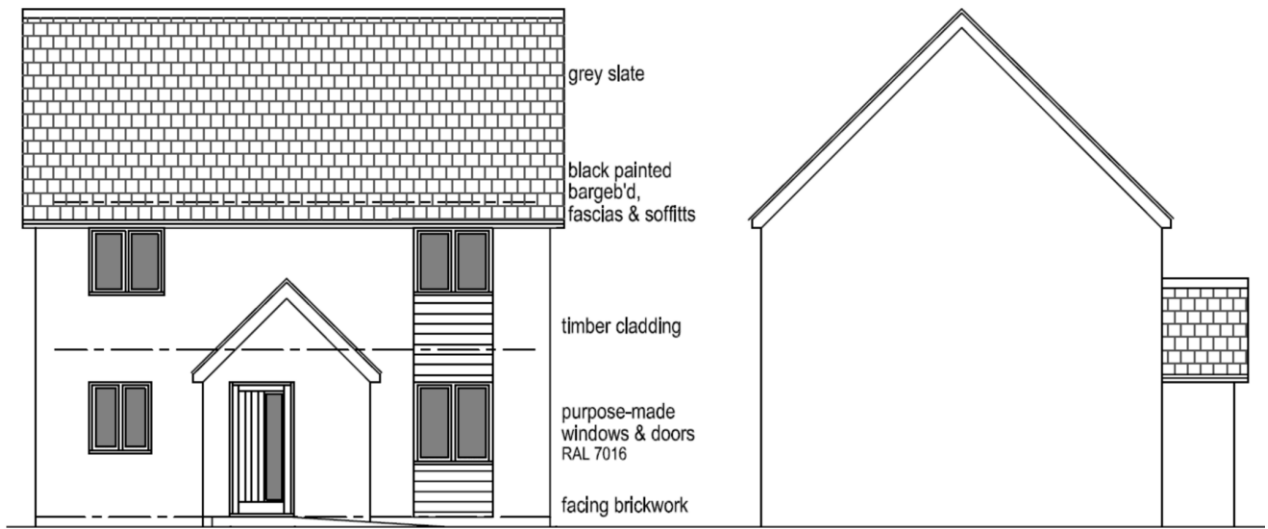
Ground Floor Plan  
Scale 1:100

FLOOR AREAS	
GD FL	47.5qm
1ST FL	47.5sqm
<b>TOTAL</b>	<b>95sqm</b>



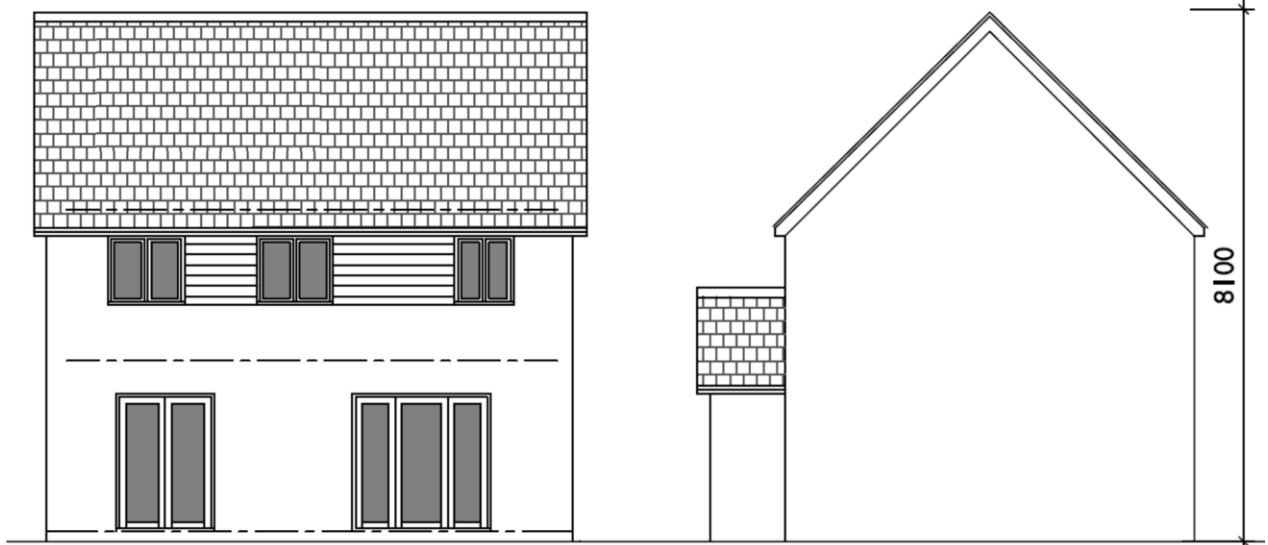
First Floor Plan

## Plot 6 and 7



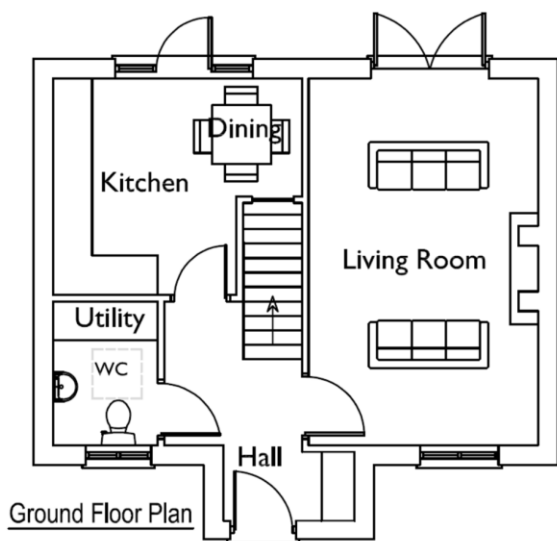
East Elevation  
Scale 1:100

South Elevation

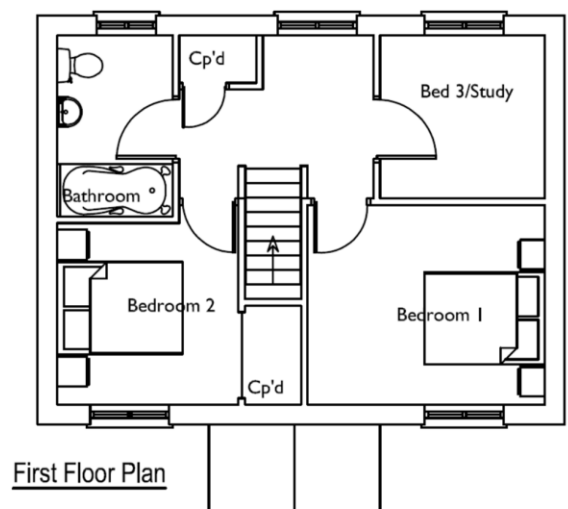


West Elevation

North Elevation



Ground Floor Plan



First Floor Plan

## Plot 8

**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



10 Market Hill,  
Diss, Norfolk  
IP22 4WJ  
01379 641 341  
prop@twgaze.co.uk

33 Market Street,  
Wymondham, Norfolk  
NR18 0AJ  
01953 423 188  
Info @twgaze.co.uk

twgaze.co.uk

