



Plot 3, Church View, The Street
Wattisfield

Guide Price £425,000



Church View, The Street

Wattisfield | Diss | IP22 INT

Lacy Scott & Knight are pleased to be working with Vantage Homes on their new development in Wattisfield.

Plot 3 is available to reserve now.

Entrance Hall | Sitting Room | Kitchen/Diner | Utility | Cloakroom | Principal Bedroom with En Suite | 2 further Bedrooms | Family Bathroom | Garage | Gardens to both front & rear

Church View is the latest, exciting, development by local developer, Vantage Homes who pride themselves on providing well designed, high specification homes with all the modern comforts of modern living expected by discerning buyers.

There are eight properties in total and Plot 3 is available to reserve now with anticipated completion for Spring 2024.

Plot 3 is the one of a pair of semi-detached homes on this village development and offers approx. 1292sq ft of internal accommodation plus the garage. There will be the opportunity for a purchaser to choose their kitchen, sanitary wear and flooring if reserved now.

This home has light and spacious accommodation and offers a high degree of flexibility.

The kitchen/diner will be fitted with a range of units with worktops over and integrated appliances.



The utility will have fitted units, sink and space for a washing machine and tumble drier

Upstairs the principal bedroom has an en suite shower room. There are 2 further bedrooms and a well-appointed family bathroom.

There will be a choice of carpets from the developers range in the sitting room and bedrooms. There is underfloor heating to the downstairs accommodation which has Karndean flooring.

OUTSIDE

There is ample parking to the front with a garage and a carport. The gardens will be laid to lawn with a sandstone patio running along the back of the property making this an ideal space for al

fresco dining and entertaining. The rear garden is a very generous size and overlooks over farmland

LOCATION

Wattisfield is a north Suffolk village with a thriving local community and St Margaret's Church.

The nearby villages of Rickinghall and Botesdale provide a good range of everyday amenities including a doctor's surgery, dentist, two public houses, co-op and coffee shop.

Walsham le Willows is approximately 2 miles away and provides a primary school, butchers, public houses as well as a family sports club.

The market town of Diss is approximately 9 miles away and from here trains depart on the London-Norwich mainline. (Diss to London Liverpool Street Station Journey time approximately 90 minutes).

The historic town of Bury St Edmunds lies around 15 miles south west with its large range of shopping, leisure and cultural facilities and access to the A14 connecting to Cambridge and Ipswich

The Heritage Coast of Southwold and Walberswick is around a 45 minute drive and the Norfolk Broads a similar distance to the north.

SERVICES

Mains electricity and drainage are connected to the property. The underfloor heating is powered by an air source heat pump.

There will be a 10 year warranty including a 2 year developer snag guarantee

AGENTS NOTE: All internal photographs are examples of other Vantage Homes developments



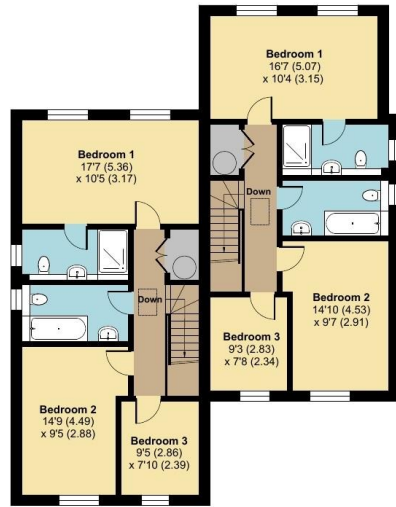
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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For identification only - Not to scale

FIRST FLOOR 1 / 2



GROUND FLOOR 1 / 2



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Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IPI4 1DN