



Plot 1 Mill Haven, Badingham, Suffolk
Guide Price £925,000



Plot 1 Mill Haven is currently being built on a small, individual, site of just three new build properties TO AN EXTREMELY HIGH STANDARD ** AIR SOURCE HEAT PUMP ** UNDERFLOOR HEATING TO GROUND FLOOR ** DOUBLE GARAGE ** GARDENS LAID TO LAWN **

LOCATION Badingham is a pretty village and benefits from a café and local crafts, open occasionally, St John the Baptist Church and the well renowned public house The White Horse. There is a bowling green and this village has a real community having a well used village hall. Framlingham is approximately 4 miles away and has a twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. It is highly rated for Schools, both independent and state, with Thomas Mills having recently been given a "world class school" award. Saxmundham train station is 7.7 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away.

PLOT 1 - INTERIOR The property will have a myriad of features including an open plan sitting/dining and kitchen. The Kitchen will have AEG appliances or similar, breakfast bar, all with premium worktops. There will be french doors overlooking the garden and all the windows throughout the property will be UPVC Anthracite Grey. There will be a wood burner to the main living area and downstairs will also benefit from a Utility Room, Study and Snug along with a downstairs cloakroom. Upstairs the Principal Bedroom will have a walk in wardrobe and En Suite Shower Room, Bedroom 2 will also have an En Suite Shower. There are three further DOUBLE bedrooms and a family bathroom comprising shower, bath, wc and all bathrooms will have vanity units with storage under.

PLOT 1 - EXTERIOR The gardens will be laid to lawn and there is a double garage with light and power and personal door out to the rear garden

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: TBC

EPC: TBC

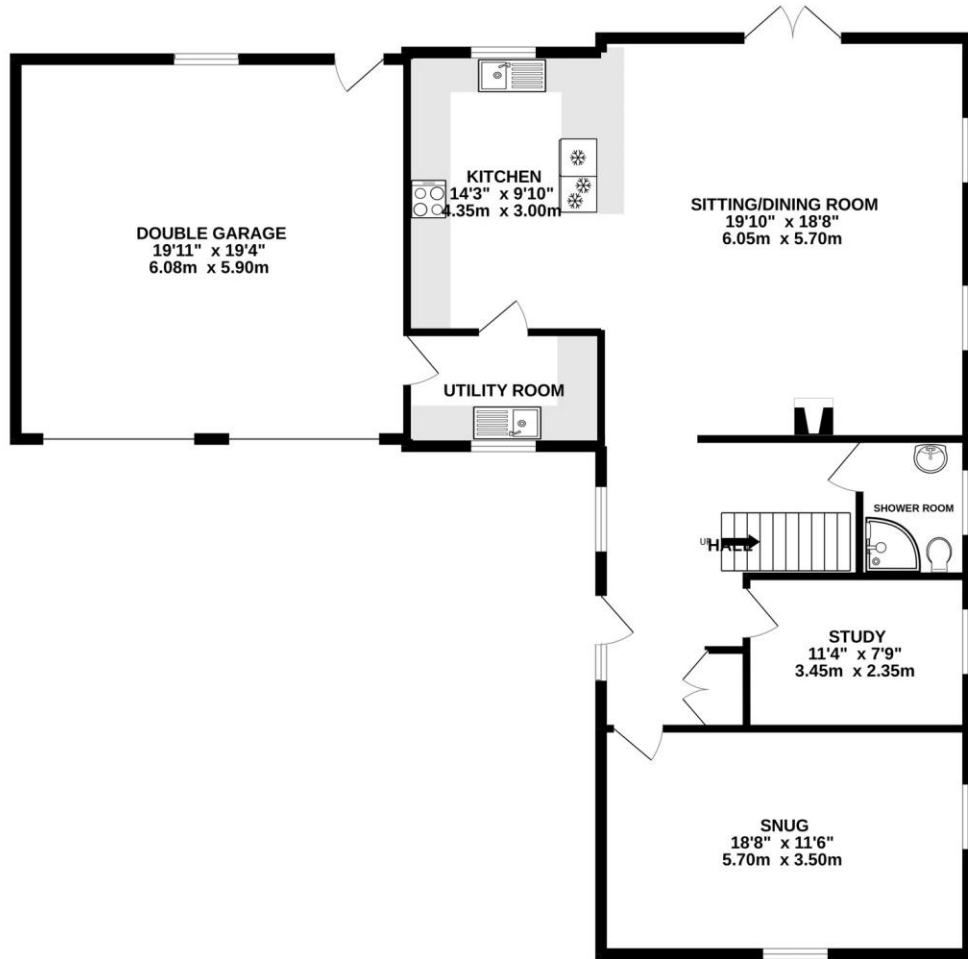
Postcode: IP13 8LF

SERVICES Mains drainage, water and electricity. Air source heat pumps with underfloor heating to the ground floor, radiators to the first floor. UPVC double glazed throughout, Wood burner to Sitting Room.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. **PLEASE NOT THAT THESE FLOOR PLANS ARE ILLUSTRATIVE ONLY AND NOT TO SCALE BUT THE DEVELOPER HAS ADVISED US THAT PLOT 1 IS APPROXIMATELY 273sqm INCLUDING THE GARAGE**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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