


# MAPLE



**MAPLE LODGE, SUDBURY ROAD, SICKLESMERE, BURY ST EDMUNDS, SUFFOLK.**



Sicklemere is a rural Suffolk village with a Parish Church, Shop, Post Office and Public House. Situated on the A134 the property provides fast access to the Cathedral Town of Bury St Edmunds 4 miles and the Market Town of Sudbury 14 miles, both with an extensive range of amenities and facilities, the first providing easy access to the A14 trunk road. A commuter rail link to London's Liverpool Street Station is available either in Bury St Edmunds or Stowmarket, 14 miles travelling east on the A14.

A substantial brand new detached house has been constructed on a good size plot and offering approx. 2530 sq.ft. The property features 3 Reception Rooms with the Sitting Room having an Open Fireplace, large Kitchen/Breakfast Room with an extensive range of fitted appliances. Further benefits include an Under Floor Heating system for the ground floor with Radiators on the First Floor, Double Garage, Parking and a Large Garden, in all about 0.25 Acres.

**A Generous Detached Property located within easy access of an Historic and busy Market Town with an abundance of facilities.**

**Guide £430,000.00**

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**ENTRANCE HALL:** An welcoming area with staircase off and doors to:

**DRAWING ROOM:** 5.60m x 4.30m (18'4" x 14'1" (measured to the widest point) With open fireplace and french doors opening on to the garden.

**DINING ROOM:** 3.90m x 3.00m (12'10" x 9'10")

**STUDY:** 3.00m x 2.10m (9'10" x 6'11")

**KITCHEN/BREAKFAST ROOM:** 7.70m narrowing to 5.50m x 4.9m (25'3" narrowing to 18'0" x 16'1") To be fitted with a high quality kitchen range (see specification). French doors opening on to the rear garden. Door to:

**UTILITY:** 2.90m x 2.00m (9'6" x 6'7")

**CLOAKROOM:** To be fitted with WC and wash hand basin.

### First Floor

**LANDING:** A spacious area with two double cupboards providing useful storage, airing cupboard and doors off to:

### **PRINCIPAL SUITE:**

**BEDROOM:** 4.90m x 3.50m (16'1" x 11'5") A lovely room overlooking the rear garden having a door to the en-suite and opening to a:

**DRESSING AREA:** 2.20m x 2.20m (7'3" x 7'3", measured with built-in wardrobes.)

**EN-SUITE:** To be fitted with shower cubicle with power shower, WC and wash hand basin.

**BEDROOM 2:** 4.30m x 3.00m (14'1" x 9'10") with door to:

**EN-SUITE:** To be fitted with shower cubicle with power shower, WC and wash hand basin.

**BEDROOM 3:** 5.90m x 2.60m (19'4" x 8'6")

**BEDROOM 4:** 3.80m x 2.90m (12'6" x 9'6")

**FAMILY BATHROOM:** To be fitted with a bath with power shower over, WC and wash hand basin.

### Outside

To the front of the property where will be a paviour driveway leading to the **DOUBLE GARAGE.**

The large south west facing rear garden will be top soil. **In all about 0.25 acres.**

The measurements in these details are calculated as a guide only and should not be relied upon as totally correct.

All first floor rooms are subject to some head height restriction.

**SERVICES: NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** St Edmundsbury Borough Council, St Edmundsbury House, Western Way, Bury St Edmunds, Suffolk, IP33 3YS. Tel 01284 7633233.

**COUNCIL TAX:** To be assessed.

**VIEWING:** Contact us on 01787 312446 or 07970 750530

**GUIDE PRICE: £430,000.00**

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## SPECIFICATION IN BRIEF

**N.H.B.C. WARRANTY:** The properties will be registered with the National House Builders Council, who will issue a 10 Year 'Buildmark' Insurance Warranty upon completion of the dwelling. In addition to the 'Buildmark' warranty, the Local Authority will also undertake building control inspections to ensure compliance with the Building Regulations/Standards.

**SERVICES:** All available services will be connected to the property ie mains electricity, water and foul sewer. SURFACE water shall discharge to new soakaways.

**WINDOWS:** Softwood, factory-finished and glazed-purpose made approved manufacturer joinery as applicable with brushed brass locking ironmongery and incorporating trickle ventilators as required.

**GLAZING:** Sealed unit ARGON filled LOW-E-4-14-4mm double glazing in clear glass generally, specific details and applications may require use of 4-6-4mm eg purpose made windows to be taffeta obscured glass where required. Safety glass to critical location in full accordance with the Building Regulations.

**INTERNAL DOORS:** To be 4 panel smooth doors with contemporary chrome ironmongery.

**EXTERNAL DOORS:** Front and rear (where applicable) to be softwood bespoke as required – design as shown on drawings. Garage door to be a pair of timber frame ledge and brace doors.

**KITCHEN RANGE:** An Maple Style Shaker kitchen has been fitted with numerous cupboards and draws with Granite worktops and upstands to the Kitchen.

**KITCHEN APPLIANCES:** Built-in electric oven and electric hob with cooker hood, integrated dishwasher, fridge/freezer and microwave.

**UTILITY:** Fitted units as per the kitchen but with laminated worktop and boiler. Spaces for washing machine and tumble dryer.

**SANITARY WARE:** Shall be from the Ideal Standard range in white with chrome fittings. A power shower shall be included to each bathroom.

**TILING:** All bathrooms to be tiled in white with a decorative boarder (in places), to shower cubicles and around baths. Splash-backs are fitted to all sinks.

**DECORATION:** Internal windows, window boards to be white/alabaster eggshell, door frames, doors, skirting and architrave's etc, to be white/alabaster paint to client choice. Internal smooth doors to be white painted. Where appropriate all reception rooms, bedrooms, bathrooms, hall and landing have Cornice Style Coving. External decoration to be 'Gardenia' generally.

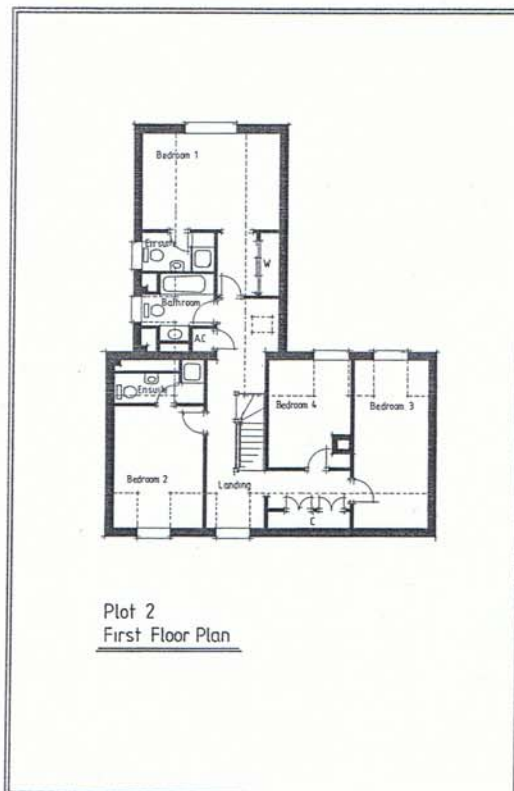
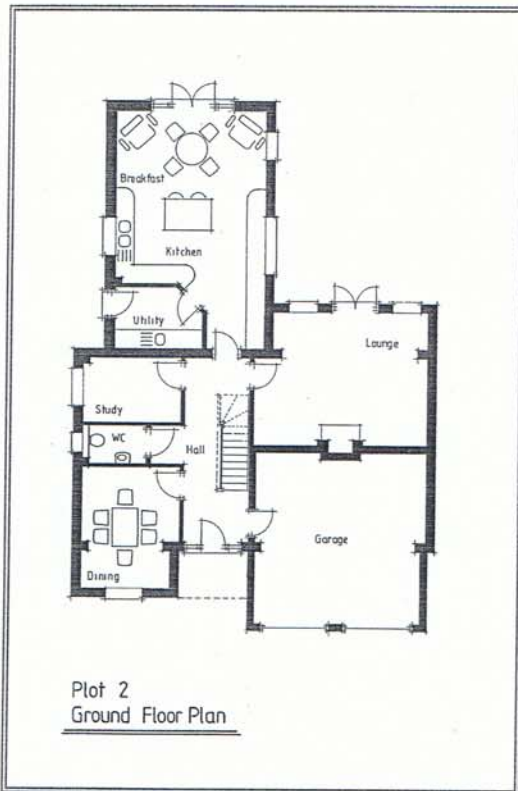
**FIREPLACE:** Decorative Brick Fireplaces have been formed and chimneys are live so solid fuel fires can be used.

**HEATING AND HOT WATER:** to be via High Efficiency Condensing OIL Boiler and radiators with thermostatic valves. System is to be controlled with digital timer. Hot water storage system to be unvented main pressure 'Megaflow' operating independently of heating system. To be twin zoned ground and first floor. 'Biava' white towel radiators to be supplied to bathrooms. Self Bunded green GRP 1250 litre oil tank to be supplied – All heating oil to be supplied by client. All ground floor heated by way of underfloor heating.

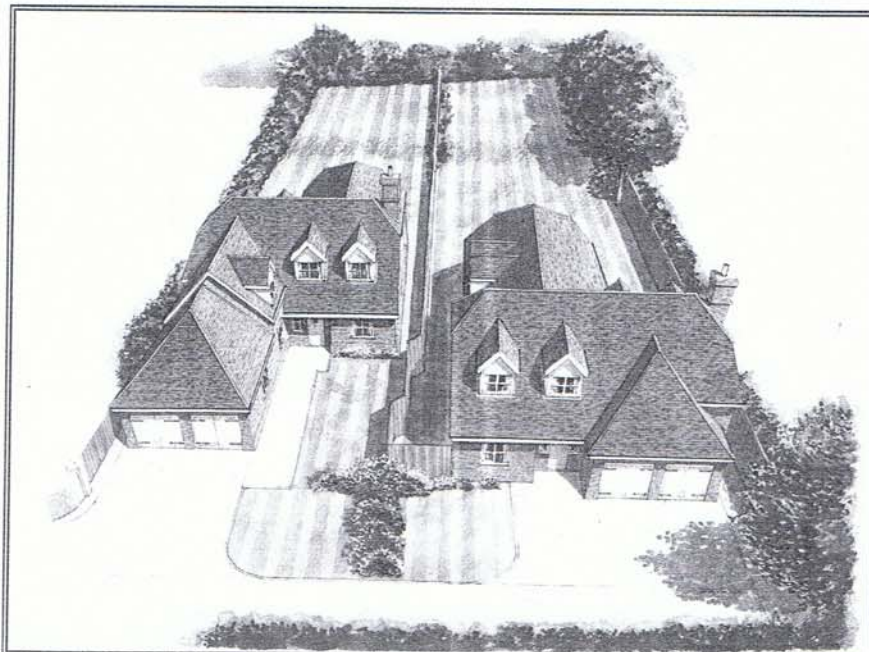
**GARDENS:** Refer to detailed landscaping plan and in accordance with the landscaping scheme to be approved by the Local Planning Authority. Planting beds/areas to be filled with topsoil and prepared only for shrubs by client.

**CONCLUSION:** The above specification is accurate at time of printing but may be subject to change following discussions with clients and the Local Planning Authority. We also reserve the right to substitute any materials which may be unavailable or preferable at the time of construction with materials of a similar standard and quality without further notice.

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NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



**Maple Lodge, Sudbury Road, Sicklesmere, Bury St Edmunds, Suffolk**

