

BUTTENHAUGH GREEN, GROVE LANE, ELMSWELL



This delightful development of 5 individual detached houses provides a mix of 3 bedroom (single storey) and 4 bedroom homes. Buttenhaugh Green is located off Grove Lane and close to the centre of the popular village of Elmswell, Suffolk not far from the local shops and amenities. The village is situated between Bury St Edmunds and Stowmarket, with easy access to the A14 and rail networks.

KITCHENS

- Individually designed by Maplebank Interiors
- Neff (or similar) oven, hob & extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Post-formed laminate worktops
- Fitter water softener in either kitchen or utility room
- Post-formed laminate or tiled splashback
- Utility rooms to all plots with shaker style units and laminate worktops, with space for washer/dryer

BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary white sanitary ware with chrome fittings from the Hartog Hutton range
- Tiling to all floors and shower enclosures, with half tiled walls.
- Chrome heated ladder towel rails

INTERNAL FINISHES

- White painted ceilings and neutral emulsions to walls, on smooth plaster
- White satin oil paint to all woodwork
- Heavy 'safe n sound' doors, painted white with chrome ironmongery
- White painted staircase with hardwood hand rails
- Deep skirting and matching architrave
- Cornice to principle rooms
- All floor finishes included – tiles or wood floor to kitchen & bathrooms and carpet to all other rooms

HEATING

- Gas Central Heating
- Under-floor heating to ground floors with individual zone thermostats
- Radiator heating with TRV's to 1st floors

ELECTRICAL

- MK electrical white switches and sockets
- Recessed LED white down lights to kitchen and bathrooms
- TV points to all principle rooms, wired for free view and sky options
- BT points with CAT5 cables to all principle rooms
- 5 amp lighting sockets to living room and main bedroom
- Outside lighting to front and rear of the house
- Lighting and power points to garages where applicable

SECURITY

- Fitted burglar alarm
- Smoke and heat detectors
- Up and over doors to garages

EXTERNAL

- Traditional timber frame construction with brick or render finish
- Pantile or slate roofs
- High quality uPVC double glazed 'A' rated windows, fascia and soffits
- Composite multi locking front and rear doors with chrome furniture – to meet SBD standards
- Front gardens turfed and landscaped
- Rear gardens top soiled, rotivated and raked
- Patios and paths finished with riven slabs
- Block paving to parking areas
- 1.8m close boarded fence to rear boundaries

SERVICES

- Mains electricity, gas, water and drainag

GUARANTEE

- Full structural guarantee for 10 years