

TRIPPS
YARD



Street View

Modern, rural living yet entirely local...

Tripps Yard is a bespoke development of six - 4 bedroom homes in Stanton in the heart of the Suffolk countryside.

These stylish modern properties offer purchasers all the benefits of rural living alongside the convenience of all the village amenities in Stanton.

Located approximately 8 miles north-east of Bury St Edmunds on the A143 road to Diss and Great Yarmouth, Stanton sits in the tranquil countryside, whilst only being a short drive from the bustling market towns nearby.

Stanton is a popular and well-served village with a Post Office, bakery, fish and chip takeaway, general food store, hairdressers, public house, petrol station, garden centre nursery with shop, cafe, and a gift emporium. There is also a health centre and two doctor's surgeries, as well as a village cinema club and a regular bus service to Diss and the historic cathedral town of Bury St Edmunds.

The village also has both a nursery and primary school, whilst older children have a choice of attending Thurston Community College or the Ixworth Free School, which is a member of the Seckford Foundation.

A little further down the road, you can find the renowned Wyken Hall Vineyard and Farmer's Market and the Leaping Hare Restaurant. Furthermore, the award-winning 'Woosters' Bakery is only a short distance away, in the neighbouring village of Bardwell.

Construction has now commenced, with completion expected in the autumn of 2023.



All images in this brochure are CGI's.



Plot 4



TRIPPS YARD

Hepworth Road, Stanton, IP31 2BT



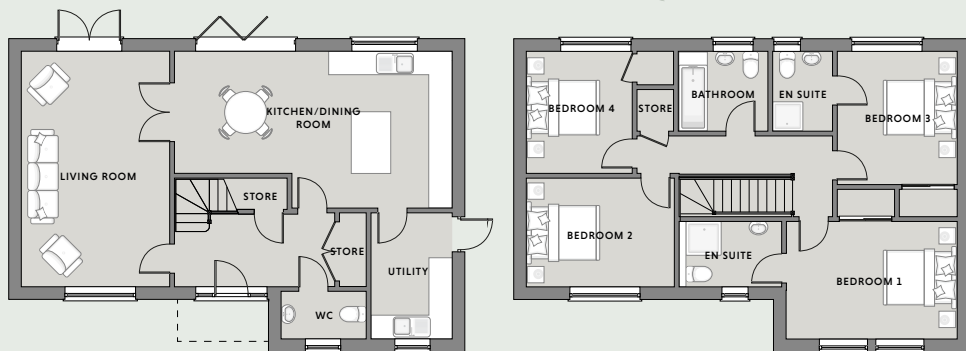
STANTON



'what three words' - weeds . knees . onto



No. 7



GROUND FLOOR

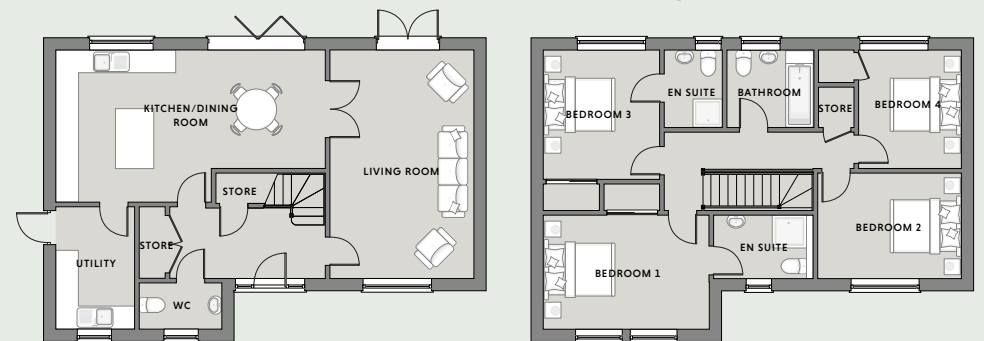
FIRST FLOOR

Kitchen/Dining	23'7" x 13'8"	Bedroom 1	14'7" x 10'3"
Living Room	20'1" x 12'9"	Bedroom 2	12'8" x 9'5"
Utility	11' x 7'3"	Bedroom 3	11'5" x 10'4"
Garage	22' x 9'9"	Bedroom 4	10'5" x 9'2"

*Measurements taken from architects drawings and may vary upon completion.



No. 6



GROUND FLOOR

FIRST FLOOR

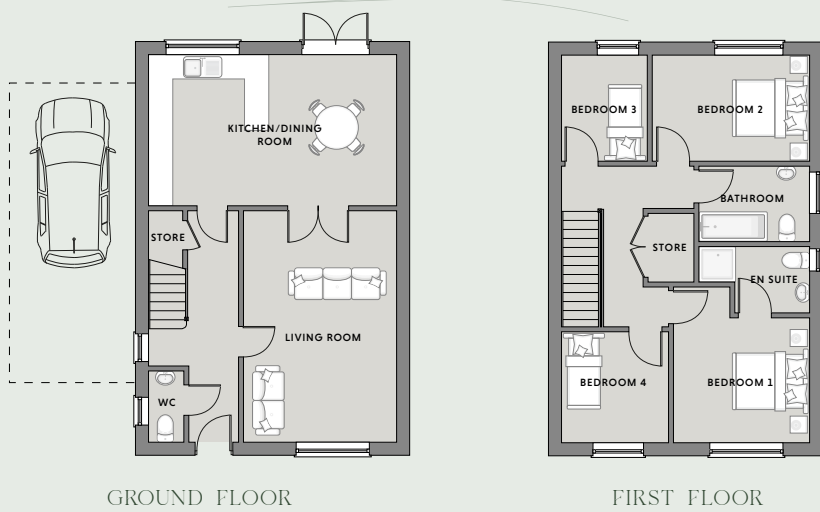
Kitchen/Dining	23'7" x 13'8"	Bedroom 1	14'3" x 10'3"
Living Room	20' x 12'9"	Bedroom 2	12'8" x 9'5"
Utility	11' x 7'3"	Bedroom 3	11'5" x 10'4"
Garage	22' x 9'9"	Bedroom 4	10'5" x 9'2"



No. 5

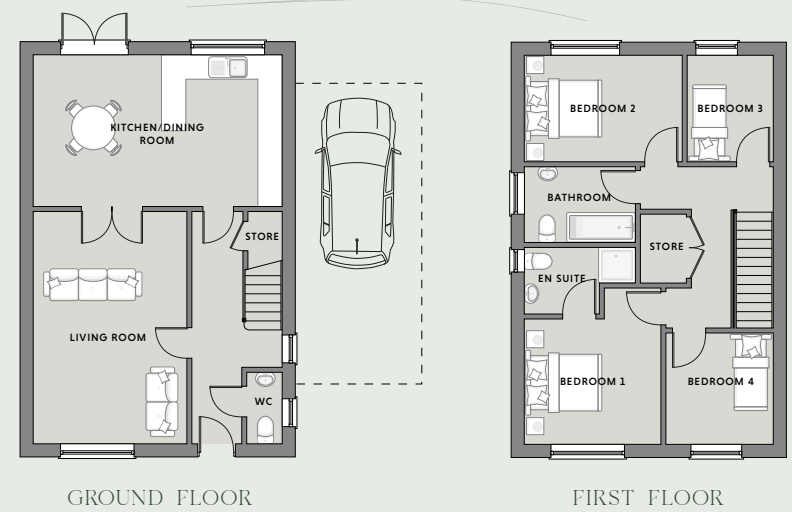


No. 4



Kitchen/Dining	20'4" x 12'5"
Living Room	19'4" x 12'7"
Car Port	25' x 10'

Bedroom 1	11'4" x 10'5"
Bedroom 2	13'1" x 8'9"
Bedroom 3	8'9" x 7'3"
Bedroom 4	8'9" x 9'



Kitchen/Dining	20'4" x 12'5"
Living Room	19'4" x 12'7"
Car Port	25' x 10'

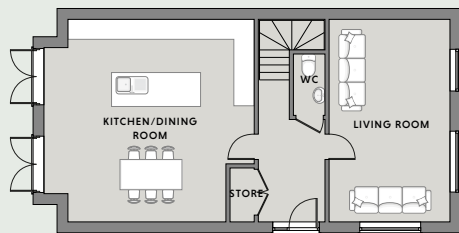
Bedroom 1	11'4" x 10'5"
Bedroom 2	13'1" x 8'9"
Bedroom 3	8'9" x 7'3"
Bedroom 4	8'9" x 9'

*Measurements taken from architects drawings and may vary upon completion.



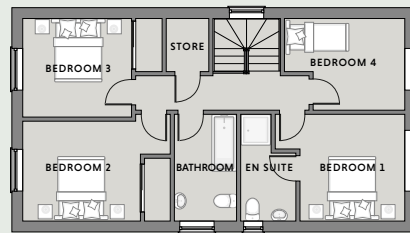
*Image for illustration purposes only. Garage will sit to the right of the property.

No. 3



GROUND FLOOR

Kitchen/Dining	20'4" x 16'1"
Living Room	20'4" x 12'

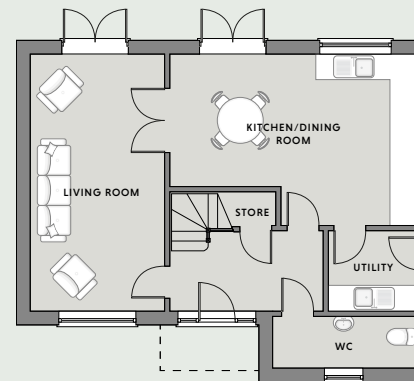


FIRST FLOOR

Bedroom 1	10'8" x 10'6"
Bedroom 2	11'8" x 10'
Bedroom 3	11' x 10'
Bedroom 4	12'1" x 9'3"

*Measurements taken from architects drawings and may vary upon completion.

No. 2



GROUND FLOOR

Kitchen/Dining	19'2" x 13'4" (max)
Living Room	20'1" x 10'8"
Study	7'2" x 6'9"
Garage	22' x 9'9"



FIRST FLOOR

Bedroom 1	11'4" x 10'6"
Bedroom 2	10'6" x 9'4"
Bedroom 3	11'2" x 8'1" (max)
Bedroom 4	10'7" x 10'6"

Specification

KITCHEN

Individually designed bespoke sleek shaker-style modern kitchen
Integrated single oven, hob and extractor
Integrated dishwasher and fridge freezer

EN SUITES AND CLOAKROOMS

Contemporary white sanitaryware with chrome fittings
Fully tiled to shower/bath areas
Heated ladder towel rails
Tiled flooring to wet areas

INTERNAL FINISHES

White painted ceilings and neutral emulsions to walls
White satin paint to all woodwork
Oak doors, brushed steel ironmongery
Contemporary 6" deep skirting with architraves

HEATING

Gas-fired heating via radiators
Insulation and reduced heat-loss standards that meet
or exceed the latest Building Regulations targets

ELECTRICAL

Recessed LED white downlights to hall, kitchen, utility,
landing, bathrooms and en suites
Brushed steel finish TV points to all principal rooms
BT points to all principal rooms
Smoke alarms, with heat alarm to kitchen
USB charger points to principal rooms

EXTERNAL

Traditional construction with
brick, board or render finishes
Plain tile roof
uPVC double-glazed grey windows
Multi-locking front and rear doors
Front and rear garden seeded
Patos and paths, as per the plans in natural stone
Outside lighting to front and rear of the house
Tarmac driveways
Close boarded or natural hedging to boundaries

SERVICES

Mains electricity, water and drainage
Annual service charge to cover – lighting and roadway
10 year warranty

IMPORTANT NOTICE:

To make the lawyers happy – whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contain herein is a preliminary guide only. Neither the vendors or their agents or any persons in their employ has any authority to take or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development or any part thereof. All measurements indicated in the plans have been taken from architect's plans and may differ from the finished build. The computer-generated images are created from plan and are indicative only of how the complete building will appear. The company employs a policy of continuous improvement, and it reserves the right to alter or amend the specification as necessary and without prior notice. If you have read up to this point then you obviously have a keen eye for details, which is probably part of the reason you will appreciate

Tripps Yard.

COMPLETION IS DUE FOR AUTUMN 2023

SOLE SELLING AGENTS

Bedfords

ESTABLISHED 1966

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SHEPPARD
DEVELOPMENTS