



# Hulver Close



A small collection of high-quality bungalows, situated in a quiet location on the fringes of this well-served village.

**Bedfords**

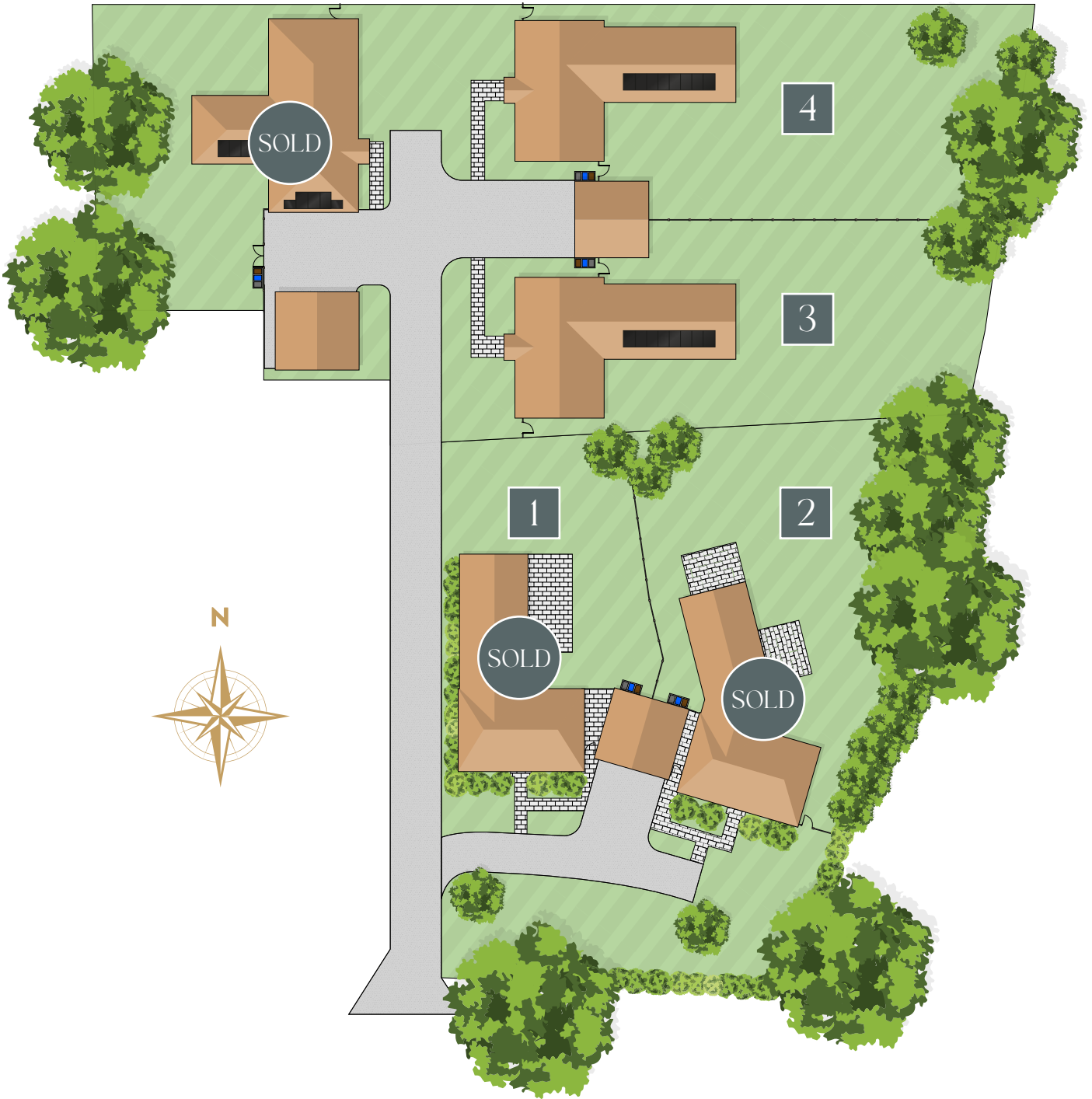
ESTABLISHED 1966

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# Site Plan

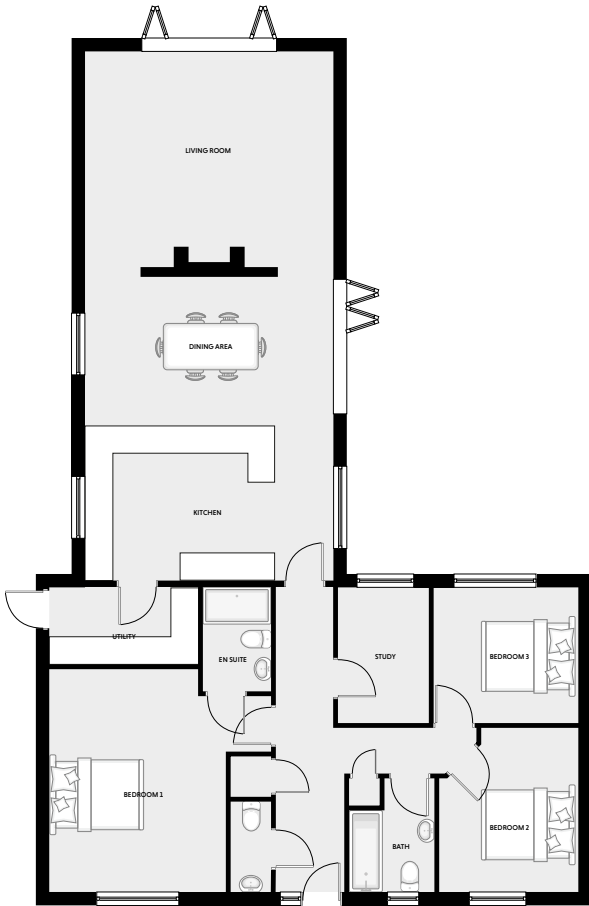
POSTCODE: IP30 9HN

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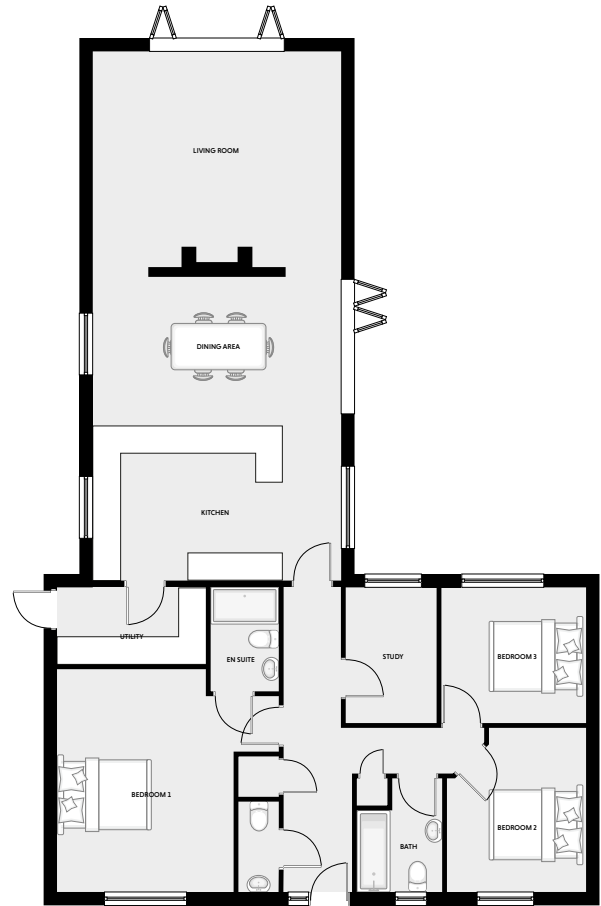
# Plot 3

Total Area: 153m<sup>2</sup> (1,651ft<sup>2</sup>)\*



# Plot 4

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KITCHEN/DINING	6m x 5.4m (19'8" x 17'8")
LIVING ROOM	5.4m x 4.2m (17'8" x 13'9")
UTILITY	3.2m x 1.7m (10'6" x 5'7")
STUDY	2.9m x 2m (9'6" x 6'7")
BEDROOM 1	4.8m x 3.7m (15'9" x 12'1")
BEDROOM 2	3.6m x 3.2m (11'10" x 10'6")
BEDROOM 3	3.3m x 2.9m (10'10" x 9'6")

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\* Subject to final survey.





# Hulver Close

ELMSWELL



Hulver Close can be found on the northern outskirts of this well-served village. The development comprises just five high-quality bungalow, which have been designed by Thurlow Architects, and are to be built by local developers AM Taylor Property Group, known for high-quality individual homes and small developments in Suffolk.

Each property will cleverly blend modern nuances with traditional craftsmanship, complemented by the latest technology to create an efficient home. The properties are nestled in an enviable rural setting backing onto fields, with ample parking and their own garaging.

Reservations are being taken, with an estimated completion of Winter 2024.

# Specification

## KITCHEN

Grey satin modern Shaker-style kitchen units with quartz worktop and matching island.

NEFF integrated double oven, dishwasher, induction hob.

Bi-fold doors to the garden.

## INTERNAL WALLS

Matt emulsion to all walls and ceilings.

## HEATING AND PLUMBING

Air-source zoned underfloor heating.

Unvented hot water cylinder.

## EN SUITES BATHROOMS, AND CLOAKROOMS

Esteem sanitary ware.

Heated towel rails.

## FLOOR FINISHES

Ceramic tiled floors.

## INTERNAL DOORS

Pre-finished planked oak with satin chrome door furniture.

## EXTERNAL

Painted timber cladding.

Clay pan-tiled roof.

Gravelled driveway.

Approx 15m<sup>2</sup> of patio.

0.25-acre garden.

## SERVICES

Mains water, electricity & drainage.

## VIEWING ARRANGEMENTS

Strictly by appointment with selling agents, Bedfords 01284 769 999.

## NOTICE

These particulars have been prepared in good faith, measurements and distances are given as a guide only.



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