

MABELS
WALK

PEASENHALL



STREET VIEW

A unique collection of six newly built homes

Seamans builders are delighted to offer 6 distinctive new homes nestled in this delightful rural village, that captures the essence of countryside living. Peasenhall is a serene and peaceful village that sits in a well-positioned location, close to the coast and several well-served towns and villages.

Built to the highest standard and in a sympathetic manner to the surrounding setting, Mabels Walk provides an opportunity to purchase a new home with all the benefits of an energy-efficient heating system, new kitchen and modern layout, whilst maintaining a unique charm, in a small community-centred development.

Surrounded by natural beauty, the village provides ample opportunities for outdoor activities, scenic walks, and a chance to appreciate the changing seasons. Local shops, tea room, and nearby amenities, including the close by White Horse at Sibton, ensure convenience while maintaining the village's distinct character.

With easy access to the A12 and a train station located in Saxmundham, it is simple to travel through to Ipswich, Norwich, Cambridge, London and beyond.

Agent's Note: The fixtures and furniture in the photographs are CGI images and for illustrative purposes only.



PLOT 6



MABELS WALK

THE CAUSEWAY, PEASENHALL IP17 7HX



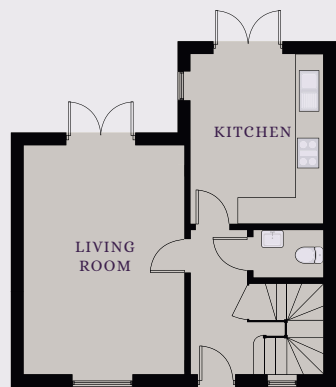
PEASENHALL



WHAT 3 WORDS /// ANOTHER-HAYSTACK-WISHED



PLOT 1



GROUND FLOOR

Kitchen 12'6" x 9'8" / 3.8 x 2.9m
 Living Room 16'9" x 11'10" / 5.1 x 3.6m

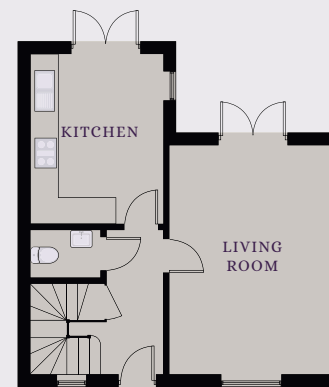


FIRST FLOOR

Bedroom 1 11'8" x 10' / 3.5 x 3m
 Bedroom 2 9'10 x 9'8" / 3 x 2.9m

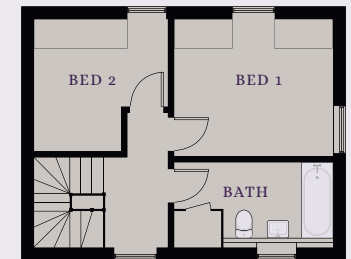
*Measurements taken from architects drawings and may vary upon completion.

PLOT 2



GROUND FLOOR

Kitchen 12'6" x 9'8" / 3.8 x 2.9m
 Living Room 16'9" x 11'10" / 5.1 x 3.6m



FIRST FLOOR

Bedroom 1 11'8" x 10' / 3.5 x 3m
 Bedroom 2 9'10 x 9'8" / 3 x 2.9m

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



PLOT 3

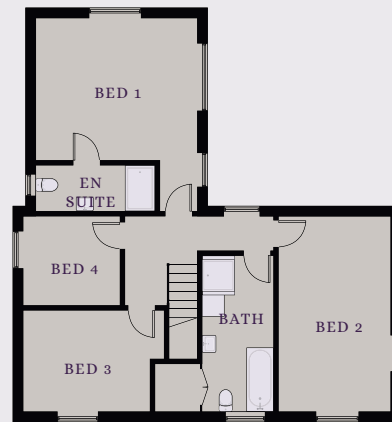


PLOT 4



GROUND FLOOR

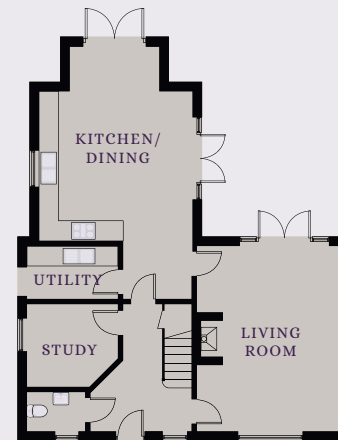
Kitchen/Dining 17'11" x 17'7" / 5.4 x 5.3m
 Living Room 18'1" x 17'5" / 5.5 x 5.3m
 Study 8'10" x 8' / 2.7 x 2.4m
 Utility 8'10" x 5'3" / 2.7 x 1.6m



FIRST FLOOR

Bedroom 1 17'11" x 14'11" / 5.4 x 4.5m
 Bedroom 2 18'1" x 10'4" / 5.5 x 3.1m
 Bedroom 3 13' x 9'4" / 3.9 x 2.8m
 Bedroom 4 8'10" x 8'2" / 2.7 x 2.4m

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



GROUND FLOOR

Kitchen/Dining 25'1 x 15'3" / 7.6 x 4.6m
 Living Room 18'4 x 14'9 / 5.5 x 4.4m
 Study 9' x 8'2"(max) / 2.7 x 2.4m
 Utility 9' x 5'3" / 2.7 x 1.6m



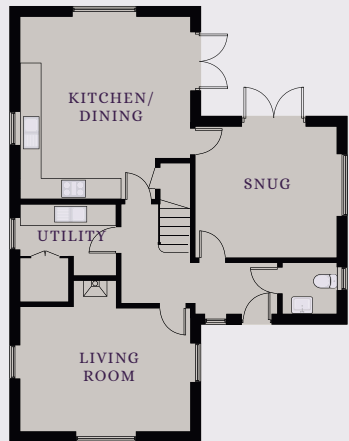
FIRST FLOOR

Bedroom 1 15'3" x 14'11" / 4.6 x 4.5m
 Bedroom 2 14'9" x 8'10" / 4.5 x 2.7m
 Bedroom 3 14'9" x 8'10" / 4.5 x 2.7m

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

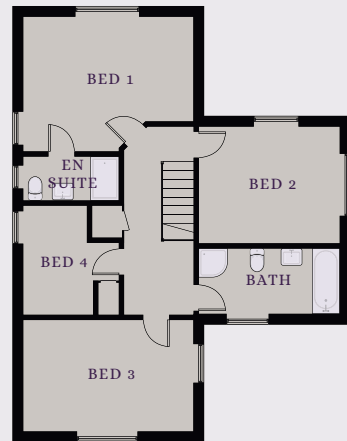


PLOT 5



GROUND FLOOR

Kitchen/Dining	16'11" x 15'9" / 5.1 x 4.8m
Living Room	15'9" x 11'6" / 4.8 x 3.5m
Snug	13'1" x 12'2" / 3.9 x 3.7m
Utility	6'10" x 6'7" / 2.1 x 2m



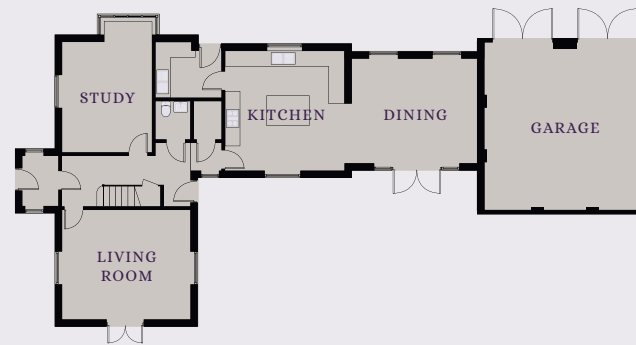
FIRST FLOOR

Bedroom 1	15'9" x 12'6" / 4.8 x 3.8m
Bedroom 2	13'1" x 10'10" / 3.9 x 3.3m
Bedroom 3	15'9" x 10'4" / 4.8 x 3.1m
Bedroom 4	10'2" x 8'10" / 3.1 x 2.7m

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



PLOT 6



GROUND FLOOR

Kitchen	15'9" x 15'7" / 4.8 x 4.7m
Dining Room	16'7" x 13'9" / 5 x 4.2m
Living Room	16'11" x 14'5" / 5.1 x 4.4m
Study	17'3" x 11'10" / 5.2 x 3.6m



FIRST FLOOR

Bedroom 1	15'9" x 10'6" / 4.8 x 3.2m
Bedroom 2	14'5" x 10'4" / 4.3 x 3.1m
Bedroom 3	14'5" x 7'10" / 4.4 x 2.3m
Bedroom 4	14'5" x 8'6" / 4.4 x 2.6m

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

SPECIFICATION

INTERNAL & EXTERNAL FINISHES

Modern construction with 'C' rated
Energy Performance Assessment Certificate.

Traditional external brick walls, with pantiles and traditional roof tiles.

Timber double-glazed windows and doors.

Fitted kitchen with integrated appliances, including oven, hob,
extractor hood, integral dishwasher and integral fridge freezer.

Fitted utility room with spaces for washer and dryer in Plots 3-6.

Flooring to kitchen/diners, bathroom, en suites and cloakrooms.

White sanitaryware, tiled splashbacks and part-tiled walls in
cloakroom, bathroom and en suite.

Scandinavian pattern veneered internal doors with
stainless steel ironmongery.

HEATING

Air source heat pump central heating with underfloor
heating to the ground floor, panel radiators to the first floor
and mains pressure hot water.

Units 3-6 are prepared for solid fuel fires.

Electric car charging point.

LABC warranty.



SERVICES

Mains electricity, telephone infrastructure,
mains water and mains sewerage.

Local Authority: East Suffolk.

Council tax band to be determined.

DEVELOPED BY



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 Mabels Walk.

SOLE SELLING AGENTS

Bedfords

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