



'PARVA PLACE' – A QUARTET OF EXQUISITE DETACHED FAMILY HOUSES, STONHAM PARVA

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TOWN & VILLAGE
PROPERTIES

Land & New Homes

'PARVA PLACE' – A QUARTET OF EXQUISITE DETACHED FAMILY HOUSES, STONHAM PARVA

“Introducing Parva Place, an exclusive, thoughtfully designed collection of stylish detached family houses of the highest quality, situated in a convenient, accessible location for both road and rail links.”

Description

While located in Stonham Parva (Parva being the Latin name for small), there is nothing small about this outstanding collection of four double bedroom detached executive family homes, each extending to around 2,500 square feet and each benefiting from detached double garages, extensive off-road parking and generous grounds rarely seen with new homes in the current climate.

The site is situated just a stone's throw from the A140 trunk road with its convenient access to both Ipswich, Stowmarket and Bury St Edmunds to the south and Diss and Norwich to the north as well as being ideally placed for the commuter link via Stowmarket's railway station, a mere 80 minutes from London Liverpool Street.

Each individual plot pays homage to a connection to within the locality by boasting topical names associated with the village, and have been nestled seamlessly into the heart of the village with not only curb appeal, but blending into the surroundings.

Completion of the show home has now taken place, with the remaining three plots to follow imminently, and all are offered with underfloor heating via an Air Source Heat Pump, high quality Wren kitchens, Benchmark bathroom suites and wears the badge of the NHBC Guarantee proudly.

For further details, a price list or to arrange a viewing contact Town &



Village Properties via Needham Market on 01449 722003, Boxford 01787 704200 or London 020 7409 8403.

The show home (Plot 1/Magna House) will be available to view either by prior appointment or via the drop-in service on site on Saturdays from August, 9am-2pm each week.

Though all a similar layout in proportions and arrangement, the plots are orientated in two different directions with the gable end of the front elevation sitting either to the right or the left (there are two of each). Each floor plan orientation is detailed within this brochure.

For the sake of clarity, all plots will come with turfed front gardens and the rear of the plots will be laid to seed.

Boundaries will be defined by fencing for the most part.

The site can be accessed via two entrance ways through magnificent gates and behind an attractive brick wall, offering a great deal of privacy, and therefore each plot will share its drive with one other property before reaching their own private driveways.

Each property is complete with its own detached double garage with up and over doors and power and light connected, with them all thoughtfully placed in front of the house, contributing to the main house being set well back from the road.

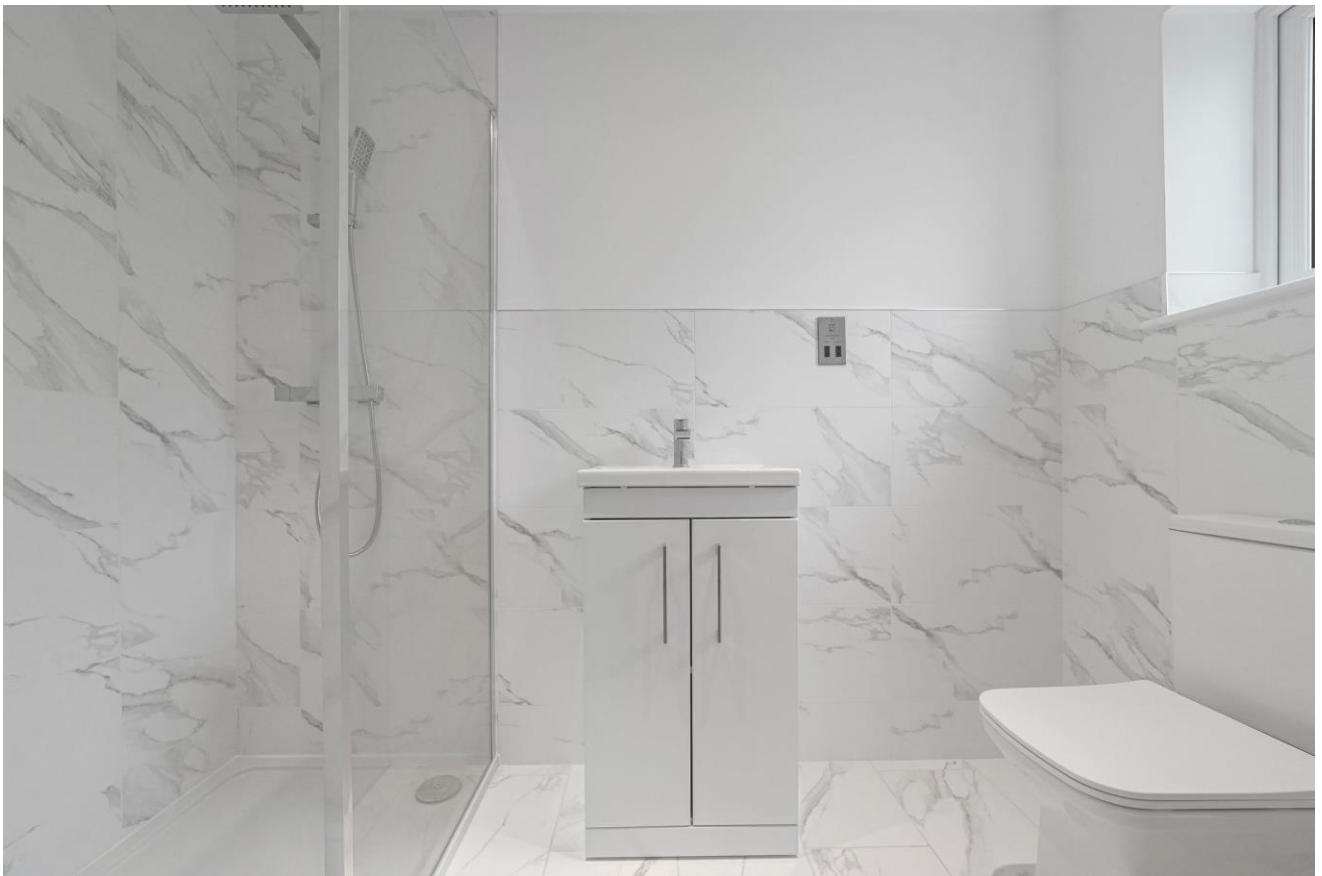
Take this opportunity to embark on your next step in property now, by planting your roots in one of these striking, rarely seen executive new homes of the highest quality.

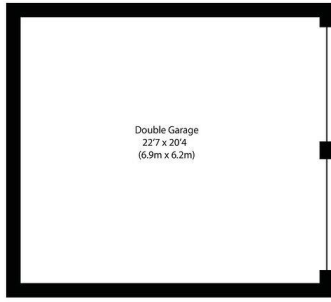
Town & Village Properties are delighted to be working with reputable East Anglian developer EKK Developments on this project.







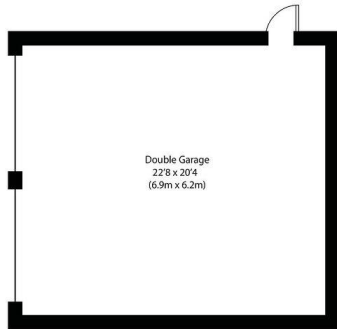
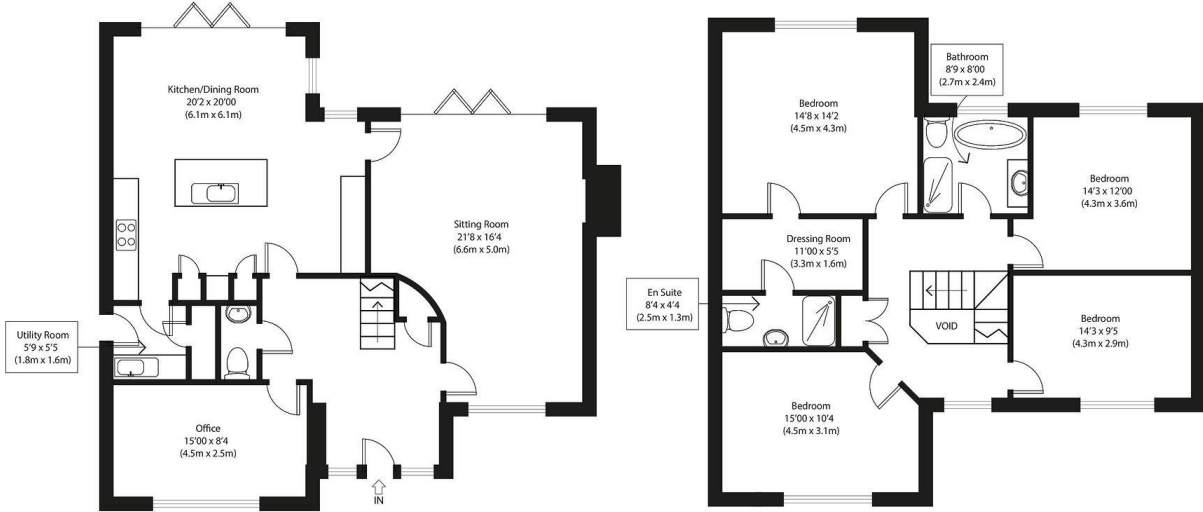




Approximate Gross Internal Area
Main House 2075 sq ft (193 sq m)
Garage 465 sq ft (43 sq m)
Total 2540 sq ft (236 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

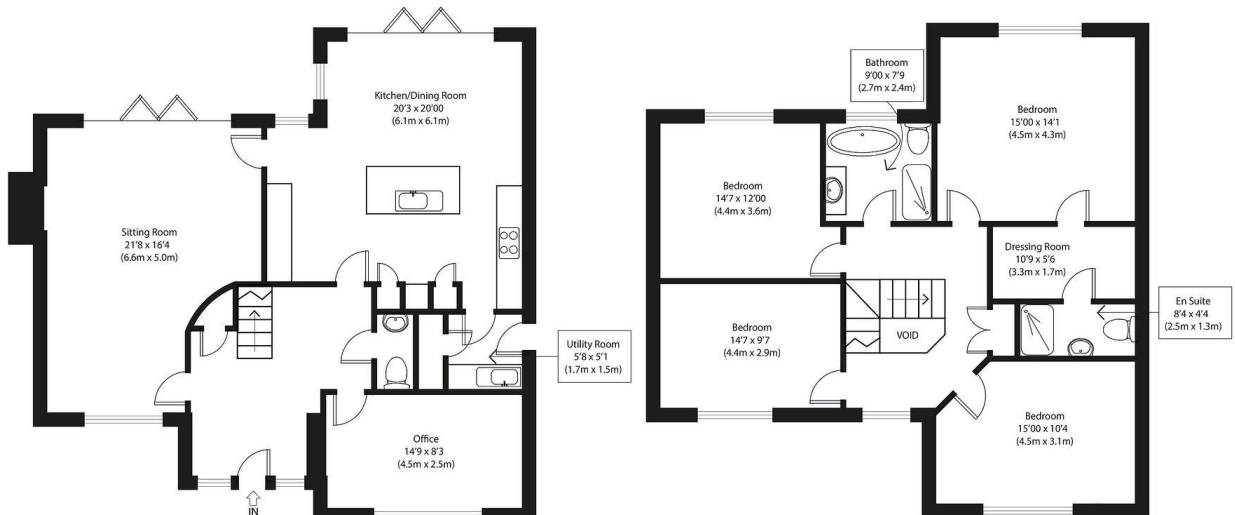
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Approximate Gross Internal Area
Main House 2060 sq ft (191 sq m)
Garage 470 sq ft (44 sq m)
Total 2530 sq ft (235 sq m)

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2007/2024, 10/46 Energy performance certificate (EPC) - Final energy certificate - GB/UK

Energy performance certificate (EPC)

Legal Name Town & Village Properties Ltd	Energy rating B	Valid until 31 July 2034
Address 170 High Street Needham Market Suffolk IP6 8DQ	Current EPC ref 2007/2024/10/46/1000	

Property type: Detached house
Total floor area: 137 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.

Energy rating and score
This property's energy rating is B. It has the potential to be A+. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Disclaimer

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