



**Croft Meadow**  
**Little Wratting, Suffolk**  
A development by Freshwater Estates



**DAVID  
BURR**





# Croft Meadow, Little Wrating, Haverhill, Suffolk CB9 7UD

A superb development of individual new homes by Freshwater Estates. Chapel Court commands a prominent position in this popular village within walking distance of amenities.

Little Wrating is situated approximately 1 mile from the popular village of Kedington, which has a number of facilities including shops, pubs and a school. Kedington is located approximately 4 miles to the west of Clare and has easy access to Cambridge (20 miles), Stansted Airport (20 miles) and Bury St Edmunds (17 miles). Further amenities including supermarkets, shops, restaurants and cinema are available locally in Haverhill.

## Chapel Court

Blending elements of traditional British heritage with contemporary, yet timeless design, we bring you Chapel Court; a bespoke collection of three and four bedroom homes situated within a small exclusive gated development. Each property is finished with a generous specification including integrated kitchen appliances, stylish bathrooms and a wide choice of finishes (subject to stage of construction).

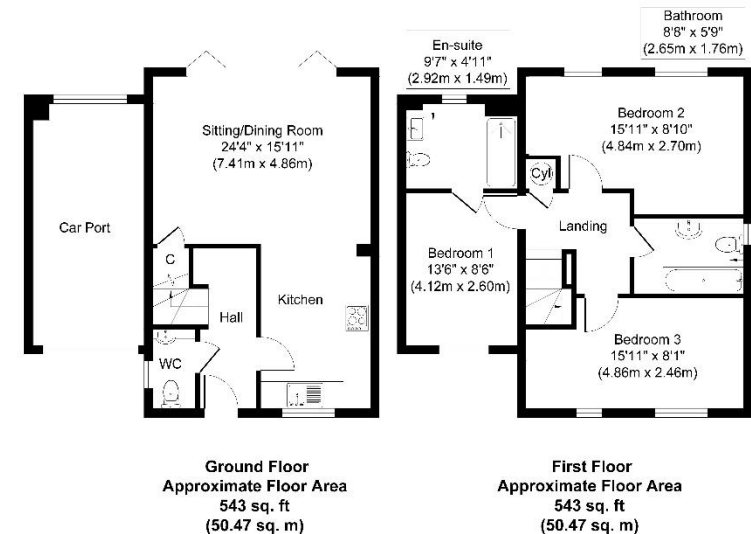
## Bespoke Finish

As a small developer, Freshwater Estates has the added advantage of taking extra time and care in selecting the high specification finished throughout this development, from the style of the kitchen cabinetry and worktops, to the bathroom tiling and lighting. Creating a quality bespoke home that is ready to move into upon handover.

Kitchen and living areas feature an open plan design, creating light-filled spaces to entertain or simply unwind in. Whilst secure on-site parking and EV charging points provide added convenience – making Croft Meadow the ideal residence for modern living.

This development is finished and ready to move into.

Contact the Clare office for reservation details:-  
01787 277811, [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction or other legal purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplan represents 6 Chapel Court. 4 and 8 Chapel Court are mirrored.



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## SPECIFICATION:-

### Kitchen:

- Laminate Worktops.
- Integrated washer/dryer, dishwasher, fridge freezer, oven and ceramic hob.
- Choice of LVT flooring (subject to stage of construction).

### Lounge:

- Fibre broadband connection.
- Tv/aerial points.
- Bi-fold doors to terrace.

### Bathrooms:

- Shower over bath with glass shower screen (shower in En-suite).
- Extensively tiled walls and flooring.
- White sanitaryware with chrome fittings.
- Heated towel rail.

### Bedrooms:

- Tv/aerial points.

### Finishes:

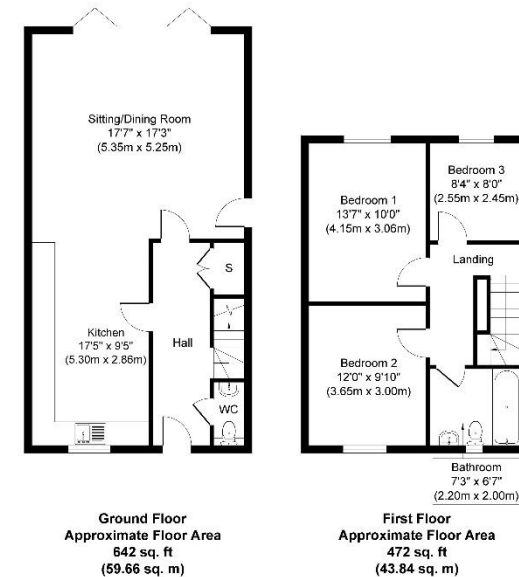
- All rooms to be finished in white matt emulsion paint with white satin for the woodwork (skirting/architrave/doors).
- Timber internal doors, chrome fittings.
- Skirting and architrave painted finish.
- Patio and seeded gardens.

### General:

- Gas fired boiler with separate immersion and Hive thermostats.
- Gated entry system.
- EV charging point (one per property).
- 10 year structural warranty.
- UPVC windows and heavy duty front door.
- Bi-fold doors to the garden.
- USB charging points.
- Block paved parking areas.
- Street/site lighting.



7 Chapel Court



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## SERVICES

Main drains, electricity, gas-fired heating and EV charging point.

**SERVICE CHARGE:** £475.00 per annum.

## LOCAL AUTHORITY

West Suffolk Council.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

## TERMS AND CONDITIONS

### Terms

10 year build warranty.

### Deposit

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

### Reservation

On reservation, the sole selling agent, David Burr will require details of the purchaser's solicitor who must be instructed immediately.

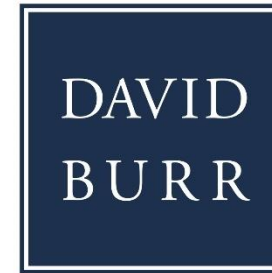
### Exchange Of Contracts

The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date. Freshwater Estates Ltd reserves the right to re-offer the property.

### Completion

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from David Burr.





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Freshwater Estates, established in 2009, remains a family-owned and managed company. They provide uniquely designed homes across Suffolk, along with personalised customer service and first-class aftercare. Committed to offering fully customisable fit outs to suit clients' needs and ensure no two home interiors are the same.

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From a rural country house, period townhouses to new homes, David Burr is a full service agency powered by a suite of first-rate marketing as standard. Dynamic, independent and bespoke. Providing an extensive coverage across Suffolk, Cambridgeshire and north Essex they cater for all client's sales, lettings, holiday lettings, valuation, development and investment needs.

**For sales enquiries, contact David Burr:**

**01787 277811**

**clare@davidburr.co.uk**  
**davidburr.co.uk**

**11 Market Hill, Clare, Sudbury, Suffolk CO10 8NN**