

*A two bedroom bungalow on this bespoke new development of just four bungalows by Beauly Homes, close to the centre of the popular and well served market town of Halesworth.*

Guide Price  
£375,000 Freehold  
Ref: P7308/2/J

Plot 2  
3 Trefoil Place  
Wissett Road  
Halesworth  
Suffolk IP19 8FP



TREFOIL PLACE  
HALESWORTH

Entrance hall, living/dining room/kitchen and utility room.  
Principal bedroom with en-suite shower room, bedroom 2 and bathroom.  
Large rear garden.  
Two parking spaces.

Contact Us



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Suffolk IP13 9DU  
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## **Location**

Trefoil Place will be found along Wissett Road, just a short walk to the north of the centre of the desirable market town of Halesworth. The town is probably best known for its busy high street, including independent shops, cafés, pubs and restaurants. It also has a supermarket, post office, primary school, pharmacy, library and train station, which provides services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities, including the well regarded seaside resort of Southwold, historic Dunwich and the RSPB sanctuary at Minsmere. Snape, home of the Aldeburgh Festival, is approximately 15 miles away and offers a variety of shops, cafés and art galleries.

## **Description**

Trefoil Place is an exclusive new development of just four bungalows, which are currently under construction by the local developer, Beaulieu Homes Ltd. Beaulieu Homes Ltd was formed in 2023 by Iain Jamie and Ben Whiting, who between them have over 50 years of experience in the house building industry in East Anglia. Beaulieu Homes wishes to establish itself as a developer of high quality homes of exacting standards in Suffolk and the surrounding area.

Internally, Beaulieu Homes finish their properties to an extremely high standard with Mackintosh kitchen units, finished with stone or quartz worktops to the kitchen and utility rooms. Integral branded appliances are also included - these may vary slightly from plot to plot, but will generally include a double oven with induction hob, fridge/freezer, dishwasher and wine fridge. The external finishes at Trefoil Place are in the traditional Suffolk vernacular, but complimented with contemporary styling, with a combination of brick and weatherboard elevations set beneath pantile roofs. There are uPVC casement windows, painted timber fascias and soffits in pebble grey, together with solid timber front doors. Roper Rhodes sanitary ware is fitted to bathrooms and en-suites, and flooring will also be provided throughout with tiling to the hallway, kitchen, dining area, utility and downstairs WC, Amtico flooring in the bathroom and en-suites together with carpets to the remaining areas.

The gardens include terraces and pathways laid with Indian sandstone, with the remainder laid to top-soil and seeded.

Being newly constructed properties, each will be extremely energy efficient with an air-source heat pump serving underfloor heating throughout. A full summary of the proposed specification is available from the agents on request.

Plot 2 is build complete and will also benefit from a 6 year RICS Professional Consultant's Certificate.

## **Reservation**

A reservation deposit of £2,000 will be required. For further conditions on the reservation agreement please speak to the selling agent.

## **Services**

Mains electricity, water and drainage. Air source heat pump serving the underfloor heating system.

## **Predicted EPC**

Plot 2 - C (79)

## **Council Tax**

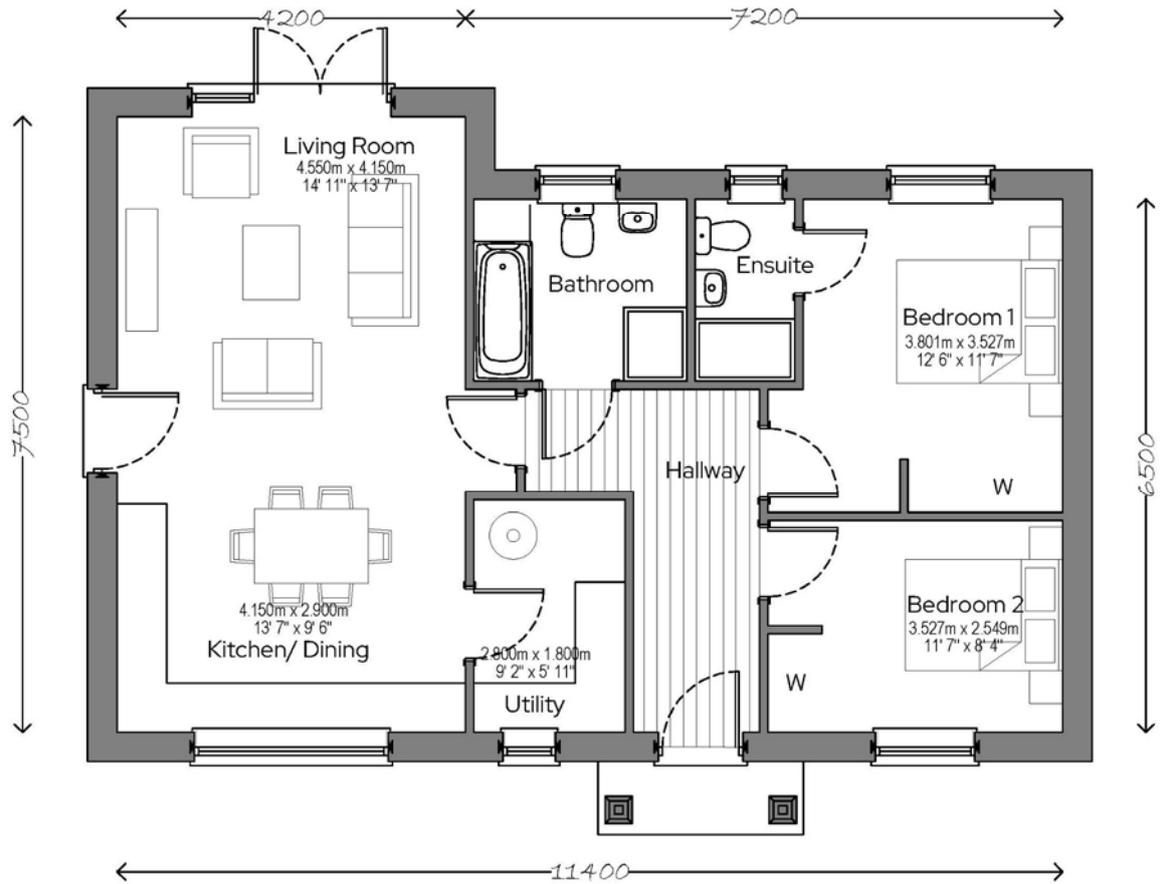
To be assessed.

## **Local Authority**

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 0333 016 2000

## **Viewing**

Strictly by appointment with the agent.



**PLOT 2**

**78.3m<sup>2</sup> = 877ft<sup>2</sup>**









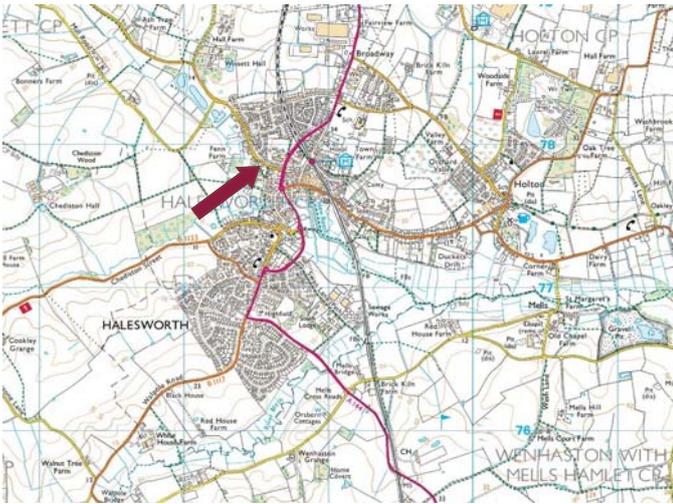
# Indicative Site Plan



## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Please note all measurements are taken from architect's plans, are approximate and subject to change during the build process. The CGI is for illustrative purposes only.
4. Please note that the grassed area in front of Plot 2 and including the established oak tree is within the ownership of Plot 3.

*March 2025*



## Directions

Proceeding in a northerly direction on the A144 Norwich Road to the north of the town, turn left onto Wissett Road where Trefoil Place will be found a short way along the left hand side.

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