



THE FIRS
NEWBOURNE, NR WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

THE FIRS, JACKSON ROAD
NEWBOURNE, NR WOODBRIDGE, SUFFOLK IP12 4NR

TOTAL APPROX. FLOOR AREA 2906 SQ FT / 270 SQ M
GARAGE 388 SQ FT / 36 SQ M

Situated in the highly desirable village of Newbourne is this unique opportunity to purchase an eco-home currently under construction, and with the ability to influence the styling over a brand-new property.



DISTANCES

- Waldringfield & the River Deben - 2 miles
- Woodbridge - 7 miles
- Ipswich - 9 miles (London's Liverpool Street station - 70 minutes)
- Felixstowe - 8 miles

FEATURES

- Brand new, custom build 4-bedroom detached eco home
- Situated in an extremely desirable location in the village of Newbourne
- Option to bespoke the build to your personal preference with colours and finishes, creating your dream home
- Overhang balcony to front bedroom
- High-quality specification list in place
- Solar panels
- Air source heat pump underfloor heating to ground floor with radiators upstairs
- Double garage with electric doors
- Approaching 0.46 of an acre
- 10 Year Build Warranty
- Nestled in a private location with easy access to local amenities

Images and plans shown are computer generated for indicative purposes only.

Guide Price: £1,250,000



THE PROPERTY

The property has been designed with an incredibly striking façade presenting part single and part double storey elevations with plenty of glass, under a zinc and slate roof and with aluminium windows and doors throughout. The flexible accommodation will comprise an expansive entrance hall, with sliding doors leading outside, together with access to the utility room offering water softener and spaces for washing machine and tumble dryer, plant room and cloakroom.

There will be a separate living room that will boast a wonderfully cosy ambience with wood burner and sliding doors leading to the rear garden. The heart of the home will undoubtedly be the kitchen/dining room featuring an L shaped design with central island and coloured zinc feature window seat, together with a range of integrated appliances. There is a separate study, as well as four bedrooms accompanied by a four-piece bathroom completing the ground floor accommodation.

Ascending upstairs, the plans are for three double bedrooms, all of which include built-in wardrobes. The master suite possesses a truly sumptuous arrangement with dressing room and en suite as well as sliding doors leading out to the sizeable balcony. The family bathroom, with freestanding bath and separate shower, service the remaining bedrooms.

Approaching half an acre, it is planned for the garden to be seeded, with a detached double garage along with ample driveway parking.

A PC sum has been allocated for the entire build, and any requested changes are subject to build stage. Images are computer generated for indicative purposes only.



LOCATION

The Firs, Jackson Road stands off a private road on the edge of Newbourne, within walking distance to the village centre with its picturesque pub and church and under 2 miles to the Waldringfield Heath Golf Course.

Newbourne is situated close to the Deben Estuary, with the neighbouring village of Waldringfield, a five-minute drive, offering access to the river for a variety of water sport pursuits. The nearby riverside town of Woodbridge offers top performing schools in both the state and private sectors, catering for all ages, along with a wide variety of restaurants, hotels and pubs together with a choice of recreational facilities including swimming pool and gym, sailing and rowing club, as well as golf courses on the edge of the town.

The county town of Ipswich lies some 9 miles to the west and provides further extensive range of facilities as well as main line rail services which run regularly to London's Liverpool Street (approximately 70 minutes) with the region's main road network (A12 and A14) easy to access and link to London's M25 as well as Stansted Airport, Cambridge and The Midlands.



DIRECTIONS (IP12 4NR)

From the A14 eastbound, take Junction 58 onto the A12 towards Woodbridge. At the first roundabout, turn right, signposted Newbourne and Waldringfield. Take the second turning on the right towards Newbourne and, at the T-junction, turn right. At the sharp left-hand bend, turn right onto the narrow single-track Jackson Road. Continue along Jackson Road, where The Firs will be found.

What3words: /// sparkles.halt.roof

PROPERTY INFORMATION

Services: Mains electricity (3 phase supply), water and drainage are connected. Planned instillation of an Air Source Heat Pump.

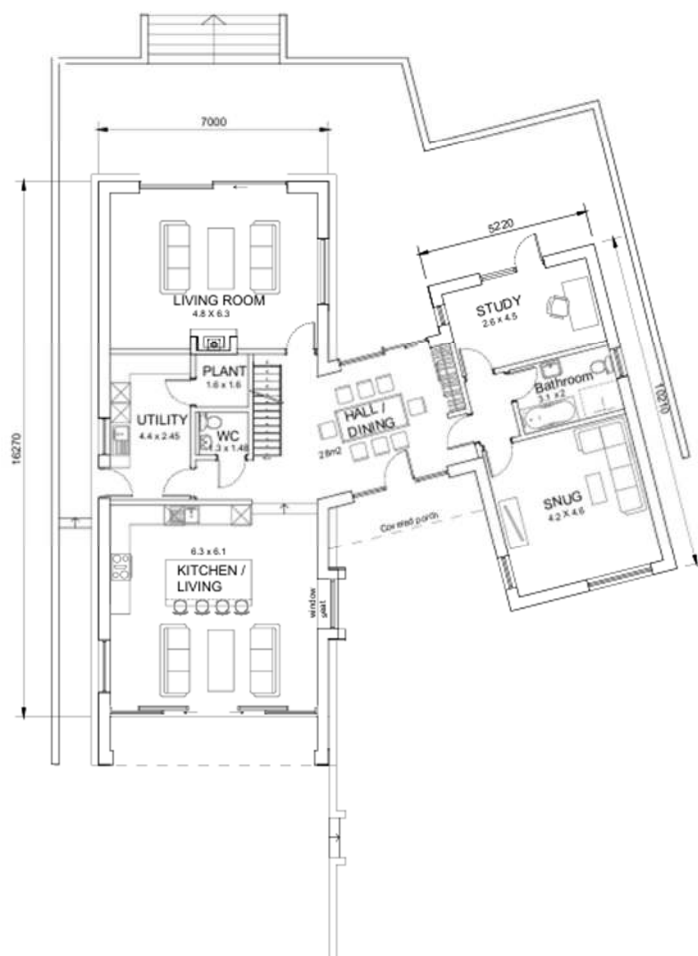
Mobile: Ofcom reports a good to variable service in this location.

Broadband: Ofcom reports ultrafast broadband is available in this location.

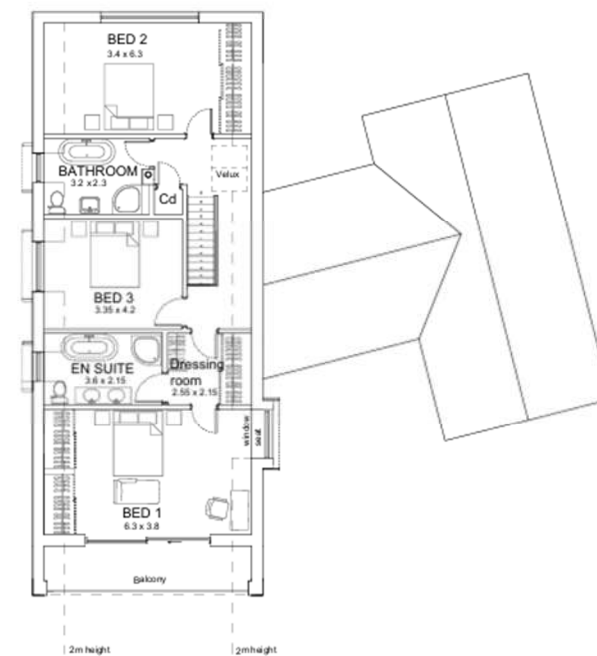
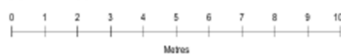
EPC: Predicted A but TBC.

Agents Note: Please be aware the property is currently under construction and the images displayed are computer generated (CGI) and for indicative purposes only.

Viewings: By appointment with Jackson-Stops.
Tel. 01473 218218



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910