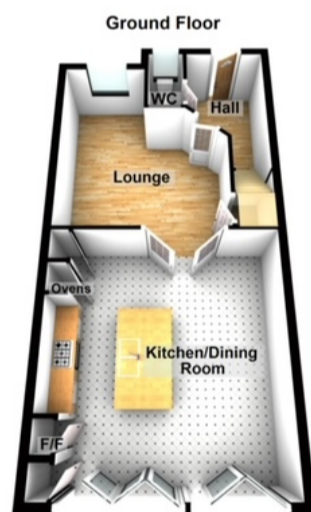


Total area: approx. 91.1 sq. metres (980.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This delightful, individual, brand New Build family home sits well amongst its counterparts, in this desirable Cul de Sac in the centre of the village, with easy access to schools, shops, amenities and public transport links. Benefitting from a 10 year build guarantee and a high specification finish, this new home is sure to create a lot of attention. Built to an exacting standard, the contemporary accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Superb Kitchen/Dining/Family Room with integrated appliances and bi folding doors, three well balanced Bedrooms and Family Bathroom. Outside there are generous Gardens to the rear and driveway parking to the front. No onward chain.



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite door with glazed side panel. Stairs to first floor accommodation. Radiator and Kardean flooring. Oak finished doors to; Cloakroom and Sitting Room.

Cloakroom

Fitted with a white suite comprising; vanity unit with basin inset and low level W.C. Heated towel rail, Kardean flooring and extractor. UPVC double glazed window to front.

Sitting Room

14' 10" x 13' 3" (4.52m x 4.04m)

Radiator and UPVC double glazed window to front aspect. Door to Understairs storage. Oak and glazed double doors to Kitchen/Dining/Family Room.

Kitchen/Dining Room/Family Room

18' 0" x 16' 7" (5.49m x 5.05m)

This room certainly has the 'wow' factor! Fitted with contemporary range of wall and base units with Quartz work surfaces and upstands over. Built in Neff double oven, induction hob and extractor plus an integral fridge/freezer. A complimentary island/breakfast bar with Quartz work surfaces, under hung stainless steel sink and mixer tap provides additional storage and houses the integral washing machine and dishwasher. Upright cupboard houses the Alpha E-Tec 33 HB boiler which is connected an external heat pump, located outside to the rear, to give a full hybrid solution. Radiator and Kardean flooring. Two Velux skylights and bi folding doors across the full width of the rear.

Landing

Loft access with ladders. Airing cupboard. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

12' 4" x 9' 3" (3.76m x 2.82m)

Radiator. UPVC double glazed window to rear.

Bedroom 2

11' 6" x 9' 3" (3.51m x 2.82m)

Radiator. UPVC double glazed window to front.

Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m)

Radiator. UPVC double glazed window to rear.

Bathroom

6' 11" x 5' 8" (2.11m x 1.73m)

Fully tiled and fitted with a white suite comprising; P shaped panelled bath with thermostatic shower and glazed screen over, vanity unit with basin inset and low level W.C. Heated towel rail, extractor and Kardean flooring. UPVC double glazed window to rear.

Front Garden

Laid to block paving, providing off street parking.

Rear Garden

Fully enclosed by timber panel fencing and natural hedging with gated access to the front. The generous garden is laid to a delightful Porcelain patio whilst the remainder is laid to lawn.

Tenure & Council Tax band

Tenure: Freehold

Council Tax Band: TBC

