



TOTAL FLOOR AREA : 2641 sq.ft. (245.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(88+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	85
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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A stunning example of a newer property, recently extended creating an amazing open-plan living space. This modern four bedroom family home in Houghton Conquest village really does tick all the boxes.

- Four double bedrooms and three bathrooms.
- Recently extended 37ft kitchen/dining/living room creating a beautiful open-plan space opening onto the garden.
- Separate lounge, study and utility on the ground floor.
- LPG gas tank facilitating gas for the whole development.
- Double garage and driveway providing off-road parking.
- 3 years remaining on builders guarantee.

Ground Floor

Entrance Hall

UPVC entrance door and double glazed window to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

22' 8" x 12' 1" (6.91m x 3.68m) French doors opening to the garden, electric fireplace, double glazed windows to the front and rear, two radiators.

Study

12' 0" x 10' 4" (3.66m x 3.15m) Double glazed window to the front, radiator.

Kitchen/Dining/Living Room

37' 4" x 16' 5" (11.38m x 5.00m) A range of base and wall mounted units plus central island with quartz work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated split-level double ovens and gas hob with extractor over, integrated dishwasher, space for American style fridge freezer and wine fridge, bi-folding doors opening to the garden, Skylight roof lantern, double glazed window to the rear, three full-height radiators.



Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated washing machine and tumble dryer, door to side access, double glazed window to the front, gas boiler, radiator.

First Floor

Landing

Galleried landing with access to the loft, airing cupboard housing hot water tank and additional storage cupboard, double glazed window to the front.

Bedroom One

12' 11" x 12' 4" (3.94m x 3.76m) Two sets of fitted wardrobes, double glazed window to the front, radiator.

Ensuite One

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Bedroom Two

13' 5" x 11' 10" (4.09m x 3.61m) Double glazed window to the rear, radiator.

Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Bedroom Three

13' 5" x 12' 0" (4.09m x 3.66m) Double glazed window to the rear, radiator.

Bedroom Four

12' 1" x 10' 0" (3.68m x 3.05m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a L-shaped panelled bath with shower over, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the side.

Outside

Rear Garden

Mainly laid to lawn with patio seating area, access to garage and driveway.

Double Garage

23' 4" x 21' 6" (7.11m x 6.55m) Two up and over doors, power and light.

Parking

Driveway in front of the garage providing off-road parking.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

