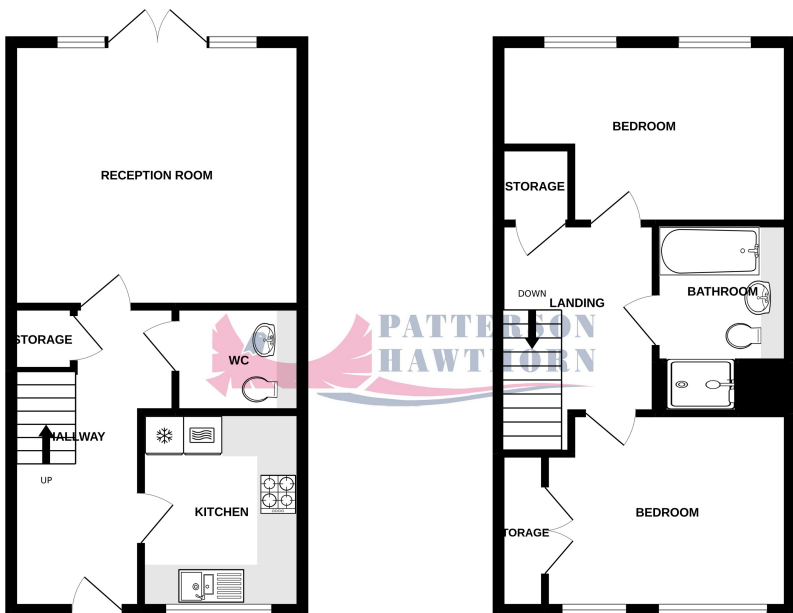


GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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. Made with Metropix 4/2022

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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£425,000

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- 2019 NEW BUILD
- SHOW HOME CONDITION
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- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- ALLOCATED PARKING
- CLOSE TO SHOPS, SCHOOLS & AMENITIES



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Under-stairs storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.44m x 4.04m (14' 7" x 13' 3") Double glazed windows and uPVC framed double doors to rear opening to rear garden, radiator, laminate flooring.

### **Ground Floor WC**

1.93m x 1.58m (6' 4" x 5' 2") Low-level flush WC, floating hand wash basin, chrome hand towel radiator, tiled flooring, feature fixed mirror wall.

### **Kitchen**

3.02m x 2.47m (9' 11" x 8' 1") Integral air pump unit to ceiling, inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated oven, integrated fridge, integrated freezer, space and plumbing for washing machine & dish washer, laminate splash backs, part tiled walls, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft with power and lighting, loft housing air pump system unit, built-in storage cupboard, radiator, fitted carpet.

### **Bedroom One**

3.74m x 2.99m (12' 3" x 9' 10") Air pump unit to ceiling, double glazed windows to front, double built-in storage cupboard, radiator, fitted carpet.

### **Bedroom Two**

4.43m x 2.77m (14' 6" x 9' 1") Air pump unit to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.9m x 2.05m (9' 6" x 6' 9") Air pump unit to ceiling, inset spotlights to ceiling, low-level flush WC, hand wash basin, panelled bath, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring, feature fixed mirror wall.

## **EXTERIOR**

### **Rear Garden**

Approximately 27'. Laid to sandstone patio with feature artificial grass area to centre, feature raised railway sleeper border, access to front via timber gate.

### **Front Exterior**

Paved pathway to front, remainder laid to decorative white pebbles, one allocated parking space to side.