



4 Bowling Green is a new four bedroom detached barn style home situated in the centre of the picturesque village of Halford and located on a small private courtyard development of just four brand new properties. The property is approached via a private entrance road and comprises on the ground floor hallway with door leading to the fabulous open plan family, dining, kitchen room with a bespoke Shaker style kitchen with fully integrated appliances with bifold doors leading out the rear garden. Separate living room with two sets of bifold doors leading out the rear and side, study room, utility room and downstairs cloakroom. On the first floor you will find the family bathroom and the four bedrooms with the principle bedroom having fitted wardrobes and an ensuite shower room. Double garage and gardens.

With all the advantages of a brand-new home set in the village of Halford this is a fabulous opportunity to purchase a brand new home finished to a high level of specification. Benefitting from little extras like underfloor heating on the ground floor and radiators to the first floor with an Air Source Heat Pump providing central heating and hot water. Hardwood flooring to the hall, utility, cloakroom and open plan kitchen, dining family room, carpets to the rest of the house. 10 Year Premier Guarantee.



SPECIFICATION

General

- Oast Russet Warwickshire Red Brickwork
- Natural Slate Roof
- Feature composite and zinc cladding
- Composite double glazed windows, Anthracite externally, white internals.
- Aluminium bi-fold doors with level thresholds
- Feature composite entrance door with full height glazing
- Lindab steel rainwater goods (gutters and down pipes) powder-coated in Anthracite Grey

Heating, Plumbing & Electrics

- Air source Heat Pump providing central heating and hot water
- Underfloor heating downstairs, radiators to first floor
- Roca sanitary ware and Bristan bathroom fittings, mains supply thermostatic shower, glass screens to shower enclosures and towel radiators.
- LED down-lighting throughout
- Satin chrome switches and sockets throughout
- Pre-wired throughout for satellite and TV
- Intruder Alarm
- Fire detection

Fixtures & Fittings

- Bespoke fitted kitchen with SMEG appliances
- Granite Worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Fitted wardrobes to principle bedroom
- Hardwood flooring to hall, utility, WC and open plan kitchen/diner/family room
- Carpet throughout rest of house
- Electrically operated remote garage door

Outside

- Outside lighting
- Tarmacadam Private entrance road and driveways
- Outside tap and power socket
- Patio area to rear
- Timber fencing to garden boundaries
- Seeded lawn areas
- Landscaped front gardens
- The communal parts and control of, will be shared equally between the four plots.

N.B. The developer reserves the right to change any item to an equivalent specification

Agents Note – Images :- CGI's are indicative only and may vary

ADDITIONAL INFORMATION

TENURE: Freehold Purchasers should check this before proceeding. Service charges TBC

SERVICES: We have been advised by the vendor there is mains water, electricity and mains drainage are connected to the property. Air Source Heat Pumps provide the central heating and hot water with underfloor heating downstairs and radiators to the first floor. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

ENERGY PERFORMANCE CERTIFICATE RATING: TBC

VIEWING: By appointment only through Harts Homes.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale

Plot 2, The Bowling Green, Fosse Way, Halford
 Total Approx. Floor Area 208.60 Sq.M. (2246 Sq.Ft.)

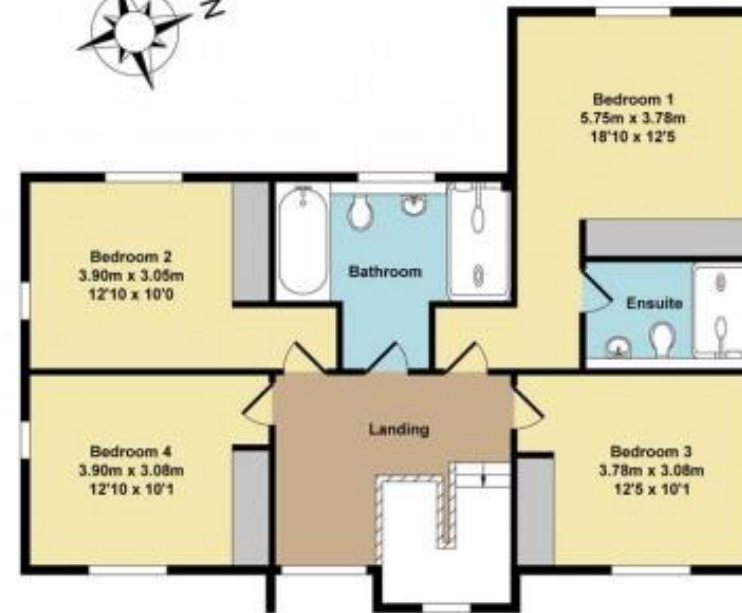
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage
 Approx. Floor Area 38.80 Sq.M. (418 Sq.Ft.)



Ground Floor
 Approx. Floor Area 84.90 Sq.M. (914 Sq.Ft.)



First Floor
 Approx. Floor Area 84.90 Sq.M. (914 Sq.Ft.)