







## PROPERTY DESCRIPTION

We are incredibly pleased to be able to offer for sale this brand new detached four bedroom family home. The property is being sold with no onward chain and benefits from brand new floor coverings throughout and a 10 year NHBC warranty.

Internally the property provides spacious family sized accommodation. The ground floor comprises a lovely light and airy living room that leads through to the broad kitchen dining room. The kitchen comprises a modern range of units with woodblock effect working surfaces and integrated appliances, the dining area enjoys direct access out to the rear terrace and gardens. The ground floor also features a utility room and ground floor cloakroom/w.c. The first floor continues the spacious feel, this floor providing four spacious bedrooms with the main bathroom set out across the first floor. The master bedroom on this floor featuring a well appointed ensuite shower room.

The property, being brand new is being sold with the benefit of no onward chain and is available with no potential onward delay. A viewing is very highly advised.

## FEATURES

- Brand New Home
- Detached 4 Bed Home
- Sought After Development
- Master Bedroom En Suite
- Spacious Kitchen Dining Room
- Utility Room
- Garage And Driveway
- 10 Year NHBC Warranty





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, radiator, panel door through to the living room.

### Living Room

4.77m x 3.39m (15' 8" x 11' 1") A spacious main reception room that overlooks the front garden. Double glazed window to the front, radiator, tv point, panel door leading through to the kitchen dining room.

### Kitchen Dining Room

5.54m x 3.10m (18' 2" x 10' 2") A very spacious bar aid family sized kitchen dining room that is set to the rear and enjoys direct access out to the rear gardens.

#### Kitchen Area:

The kitchen comprises an comprehensive range of fitted modern units with square edged working surfaces over and part tiled surrounds, fitted double oven with hob over and stainless steel cooker hood above, integrated dishwasher, integrated fridge freezer, timber effect flooring, double glazed window to the rear overlooking the gardens, open access to the dining area.

Dining area: The dining area provides space for a six seater dining table, radiator, double glazed French doors that open to a rear terrace and the gardens, panel door through to the utility room.

### Utility

The utility has been fitted with matching units with square edged working surfaces over, space for washing machine, wall mounted gas boiler, double glazed window to the rear, panel door through to the ground floor w.c.

### Cloakroom/W.C

Panel door from the utility room. A white suite comprising a low level w.c, pedestal wash hand basin with tiled surround, radiator, extractor fan.

### Landing

A very spacious central landing area, access to the loft space, panel doors leading off to the four bedrooms and main bathroom.

### Bedroom One

4.37m x 3.05m (14' 4" x 10' 0") A spacious master bedroom with views to the front, panel door from the landing, double glazed window to the front, wardrobe recess to one wall, radiator, panel door through to the en suite shower room.

### En Suite

Panel door from the bedroom. A modern white suite that comprises a shower enclosure with inner tiled walling, chrome mixer shower over, glazed shower door, pedestal wash hand basin, low level w.c, radiator, LED ceiling spotlights, extractor fan, double glazed window to the side.

### Bedroom Two

3.15m x 2.80m (10' 4" x 9' 2") A second double bedroom that enjoys views to the front. Panel door from the landing, built in wardrobe with panel door, further panel door to over stairs built in cupboard, radiator.

### Bedroom Three

2.87m x 2.82m (9' 5" x 9' 3") Panel door from the landing. A spacious double bedroom that is set to the rear of the property, double glazed window to the rear overlooking the garden, radiator under.

### Bedroom Four

3.17m x 2.21m (10' 5" x 7' 3") Panel door from the landing. A further spacious bedroom that is set to the rear if the house and enjoys views over the garden, radiator, panel door to built in wardrobe.

### Bathroom

Panel door from the landing. The bathroom comprises a modern white suite of a panel bath with tiled surrounds, chrome taps over and glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, low level w.c, double glazed window set to the front, LED ceiling spotlights, extractor fan, radiator

### Garden

To the front of the property there is an area of level lawn. The driveway is set to the side of this area of garden, access can also be gained around the side of the property to the rear gardens.

The fully enclosed rear gardens comprise a paved terrace that leads out to an area of lawn, this area of lawned garden being enclosed by timber fencing to either side.

### Garage

The garage is set to the side of the property, up and over door to the front.

### Additional Information

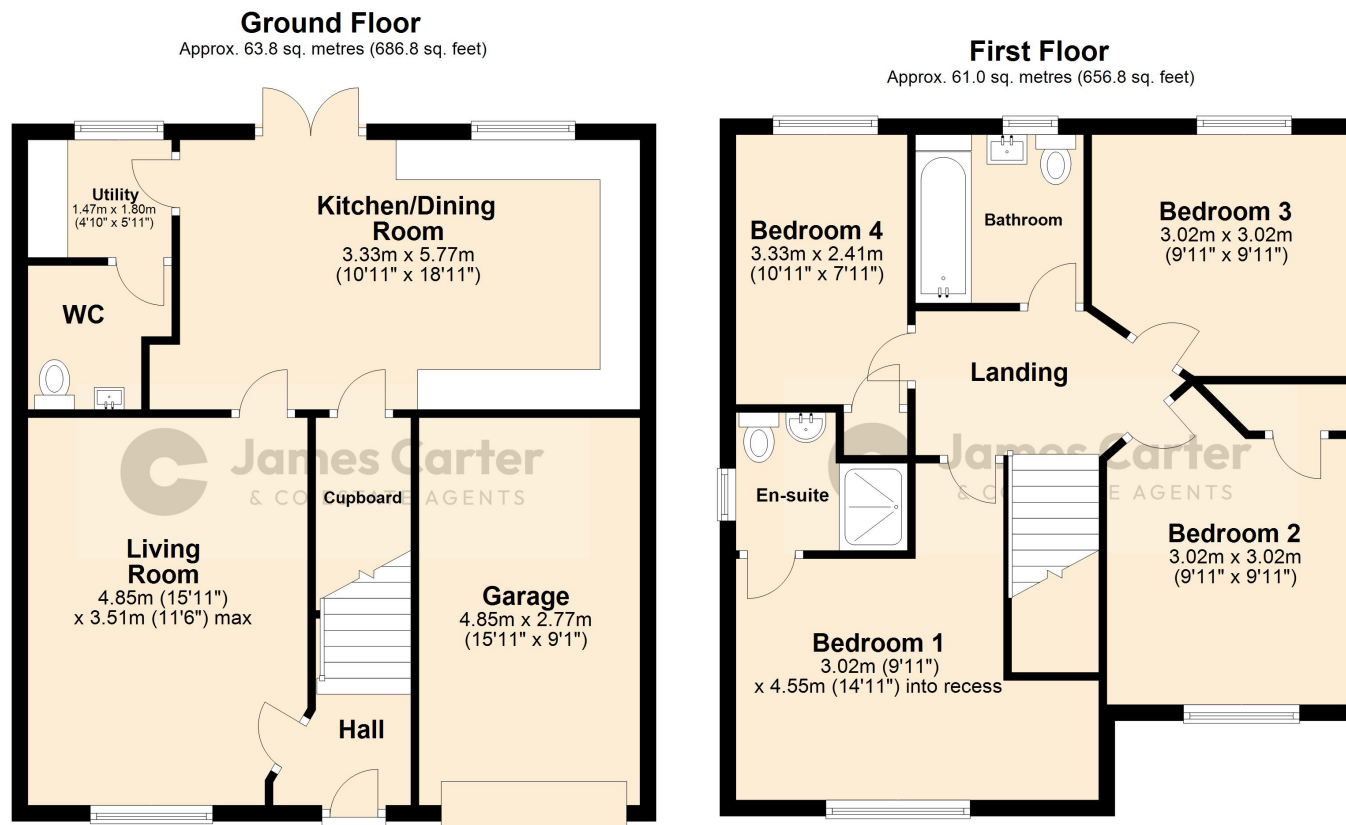
Tenure- Freehold.

As is normal with most modern developments there is an annual development estate charge. As this property is brand new were waiting on confirmation of this cost.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax Band TBC

# FLOORPLAN



Total area: approx. 124.8 sq. metres (1343.6 sq. feet)

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