

£480,000 Freehold



**EDWARD KNIGHT**  
ESTATE AGENTS





### Features

- Detached Family Home
- Four Bedrooms
- Large Kitchen/Diner/Family Room
- En Suite & Family Bathroom
- Newly Built in 2021 by Redrow
- Double Garage with Driveway
- Popular Location
- Close to Amenities

### Summary of Property

Edward Knight Estate Agents are delighted to offer for sale this four bedroom detached family home situated on the newly built estate within Parklands. This "Welwyn" design by Mssrs Redrow is beautifully designed with a large kitchen/diner/family room to the rear of the property creating a large family and social space. The property briefly comprises: Entrance hall, lounge, kitchen/diner/family room, utility room and Wc. Rising to the first floor is, landing, four bedrooms with bedroom one benefiting an ensuite and a family bathroom. Externally is a generous sized rear garden. To the front is a block paved driveway leading to a double garage. The property further benefits from gas central heating, Upvc double glazing with 8 years remaining on the building warranty. Internal viewings are highly recommended.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



## Room Descriptions

### Hallway

Entry via Upvc door. Double glazed window to the front aspect. Radiator. Stairs leading to the first floor. Doors into:

### Lounge

16' 10" x 11' 10" (5.13m x 3.61m) Double glazed window to the front aspect. Radiator.

### Open Plan Kitchen/Diner/Family Room

33' 10" x 12' 4" (10.31m x 3.76m) Open plan living/kitchen with a kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Space and plumbing for a dishwasher. Breakfast bar. Fitted double oven. Hob with extractor hood over. Integrated fridge and freezer. Double glazed windows to the rear aspect. French doors to the rear aspect. Door into:

### Utility Room

Fitted kitchen suite comprising of a range of base level units with contrasting work surface mounted over. Space and plumbing for washing machine. Large under stairs storage cupboard. Door leading to the side aspect.

### WC

Two piece suite comprising: Low flush Wc. Pedestal wash hand basin. Radiator.

## First Floor

### Landing

Airing Cupboard. Radiator. Loft access. Doors into:

### Bedroom One

14' 6" x 12' 7" (4.42m x 3.84m) Double glazed window to the front aspect. Radiator. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Obscured double glazed window to the side aspect. Chrome heated towel rail.

### Bedroom Two

12' 0" x 9' 1" (3.66m x 2.77m) Double glazed window to the rear aspect. Radiator.

### Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m) Double glazed window to the rear aspect. Radiator.

### Bedroom Four

10' 6" x 6' 9" (3.20m x 2.06m) Double glazed window to the front aspect. Radiator. Storage cupboard.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Chrome heated towel rail. Obscured double glazed window to the rear aspect.

## Externally

### Front Garden

Block paved driveway providing off road parking for two cars leading to a double garage. Lawn to the side with pathway leading to the front entrance.

### Rear Garden

Paved patio leading to artificial lawn/ Side gate leading to the front aspect.

### Double Garage

Electric up and over door. Wall mounted boiler. Power and lighting.



# Floorplan

GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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