





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

A brand new luxury development for a pair of two double bedroom semi detached houses in a cul-de-sac setting. Upon entering the cul-de-sac, the new built pair of semi detached houses 'sit proud' to the cul-de-sac directly ahead. Your eye is met with clean brick elevations of these homes, block paved driveways and landscaped gardens.

Upon entering those new houses, there is a 'crisp feel' throughout. The entrance lobby affords for shoes and coats. The ground floor WC is well appointed from the half tiled walls, enclosed 'floating' WC. Electric heated towel rail, and vanity unit with inset wash hand basin. The entrance lobby access into the living room. A feature high specification room with a modern contemporary kitchen/dining and living area. There are double glazed French doors to rear with direct access and view over the landscaped private garden to rear.

The developer has really thought of the colour scheme, which gives an overall fresh and modern look. In the dining area, there is a double glazed window to side, a generous understair storage closet and the high specification kitchen with integrated appliances to finish. The quartz work top surfaces and upstands to complement the modern 'clean line' kitchen cabinets. Further double glazed window to front with view over the cul-de-sac.

The stairs to the first floor landing is accessed from the entrance lobby. A communicating landing with access to loft. Airing cupboard with Air Source Water Cylinder. There are two double bedrooms and luxury finished bathroom with 'choice tiling'. The modern fitments comprising of a three piece suite, all the usual refinements including night light sensor.

The rear garden is easy maintenance and sunny aspect with

Indian sand stone patio. Outside tap and outside power point.

A really well appointed, planned and built home for the modern couple or family. Highly recommended.

ENTRANCE

ENTRANCE LOBBY

5' 4" x 3' 6" (1.63m x 1.07m)

GROUND FLOOR WC

4' 6" x 3' 6" (1.37m x 1.07m)

OPEN PLAN TO LIVNG/DINING ROOM/KITCHEN

33' 6" x 12' 0 max" (10.21m x 3.66m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 7" x 9' 4" (3.84m x 2.84m)

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m)

BATHROOM

5' 2 max" x 7' 11 plus bath recess" (1.57m x 2.41m)

OFF ROAD PARKING

REAR GARDEN

FINISHING TOUCHES

- 10 year building warranty.
- LVT flooring.
- Carpeted.
- Luxury kitchen with integrated appliances including cooker filter hood, fridge/freezer, washing machine and dishwasher.
- Stone quartz work top surfaces and upstands.
- Recessed LED lighting.
- Quantum duplex heating system.
- Air source water system.

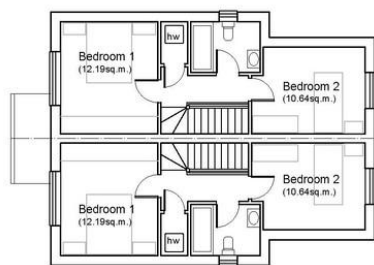


- Modular internal doors.
- Easy turf lawned rear garden..
- Block paved driveway.

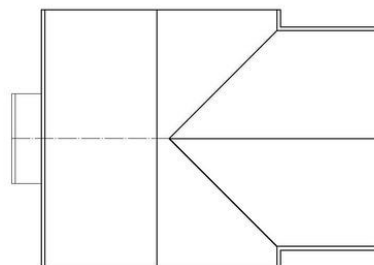
EPC

Predicted EPC rating - C.

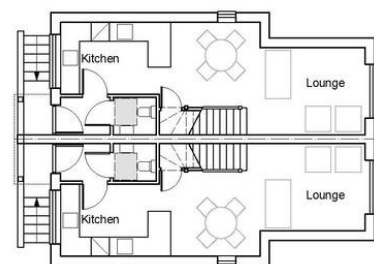




First Floor Plan



Roof Plan



Ground Floor Plan

This drawing is copyright and remains the property of Evans & Traves LLP. Unauthorised use for any purpose is prohibited.

Revisions:

Ground Floor Gross Internal Floor Area = 35.1sq.m.
First Floor Gross Internal Floor Area = 35.1sq.m.

Total Gross Internal Floor Area = 70.2sq.m.

Min. floor area for 2-bed, 3-person house
as Nationally Described Space Standards = 70sq.m.

0 5m
Original 1:100 @ A3

Evans & Traves
Architecture and Town Planning

8 Dewlands Road Verwood Dorset BH31 6PL
t 01202 826219 e info@evansandtraves.com

Residential Development
r/o 27 Jubilee Road
Poole for
Glossbrook Builders

2023-11-04
Floor Plans

Scale 1:100 @ A3
24 November 2023

Evans & Traves LLP
Architecture and Town Planning Consultancy

%epcGraph_c_1_381%



house&son