





GROUND FLOOR

ENTRANCE TO PROPERTY This property will be accessed via a gated private road leading to the 2 properties in the development.

ENTRANCE HALL Leading to all rooms on the lower floor and the stairs to the first floor.

KITCHEN/ DINER Large kitchen/diner with modern glass sliding doors leading to the garden. This high spec fitted kitchen comes with plenty of storage and space for appliances. The kitchen comes in a choice of colours. This room really will be the hub of the house.

CLOAKROOM Consisting of a WC and hand wash basin.

BEDROOM 4/ GUEST ROOM Located on the ground floor this bedroom/guest room is completely private and has its own ensuite.

ENSUITE Consisting of a WC, hand wash basin and shower.

LOWER GROUND FLOOR

MULTI USE ROOM This space can be used as a study/gym/annex and has the option of fitted air conditioning.

UPPER GROUND FLOOR

LOUNGE Large room with access to the balcony through modern sliding doors. The balcony has infinity glass to allow you to make the most of the fantastic views of the city.



MULTI USE ROOM This additional room on the upper ground floor would be perfect for a 5th bedroom or a cinema room.

FIRST FLOOR

BEDROOM 1 Large double bedroom with built wardrobes and access to the ensuite.

ENSUITE Consisting of a WC, hand wash basin and shower.

BEDROOM 2 Large double bedroom with the option of integrated wardrobes.

BEDROOM 3 Another great sized double bedroom.

FAMILY BATHROOM Consisting of a WC, hand wash basin and bath with shower overhead.

GARAGE Double garage with power, light and electric doors.

DRIVEWAY Private driveway accessible through electric gates and suitable for 3+ cars.

PLOT Large plot - approximately 1/3 of an acre.

Large garden which is completely private with mature shrubs and bushes. The garden will also have a patio area perfect for al fresco dining.

FULL DETAILS Please call us to discuss more about this wonderful property.



This property is being built by a private developer who buys land and builds high spec houses. This property will have air source pump underfloor heating. The sewers are all on the mains and there is 3 phase electricity which is extremely powerful for charging cars & there is also super fast broadband available.

The EPC is estimated to be an A.





