



South West Elevation



South Elevation



Rarely Available Two-Bedroom Detached Home – Off Plan Opportunity

Atwell Martin are delighted to introduce this exciting opportunity to purchase a brand-new two-bedroom detached home, occupying an enviable position towards the end of a quiet cul-de-sac within the sought-after village of Great Somerford.

Currently under construction and available to purchase off plan, this is a fantastic opportunity for buyers to secure a new home at an early stage of the build and, subject to the stage of construction, discuss potential options and finishes with the developer.

The thoughtfully designed accommodation is arranged over two floors. The ground floor comprises a welcoming entrance porch with cloakroom, a comfortable sitting room, and a superb open-plan kitchen/dining room, providing a contemporary and sociable heart to the home.

Upstairs, the first floor features a central landing leading to two generous double bedrooms. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the second bedroom and completes the accommodation.

Outside, the property will enjoy front and rear gardens, together with off-road parking.

Situated within the popular village of Great Somerford, the property offers the opportunity to enjoy village living while remaining well placed for access to the surrounding towns and countryside.

An Exciting Early Purchase Opportunity

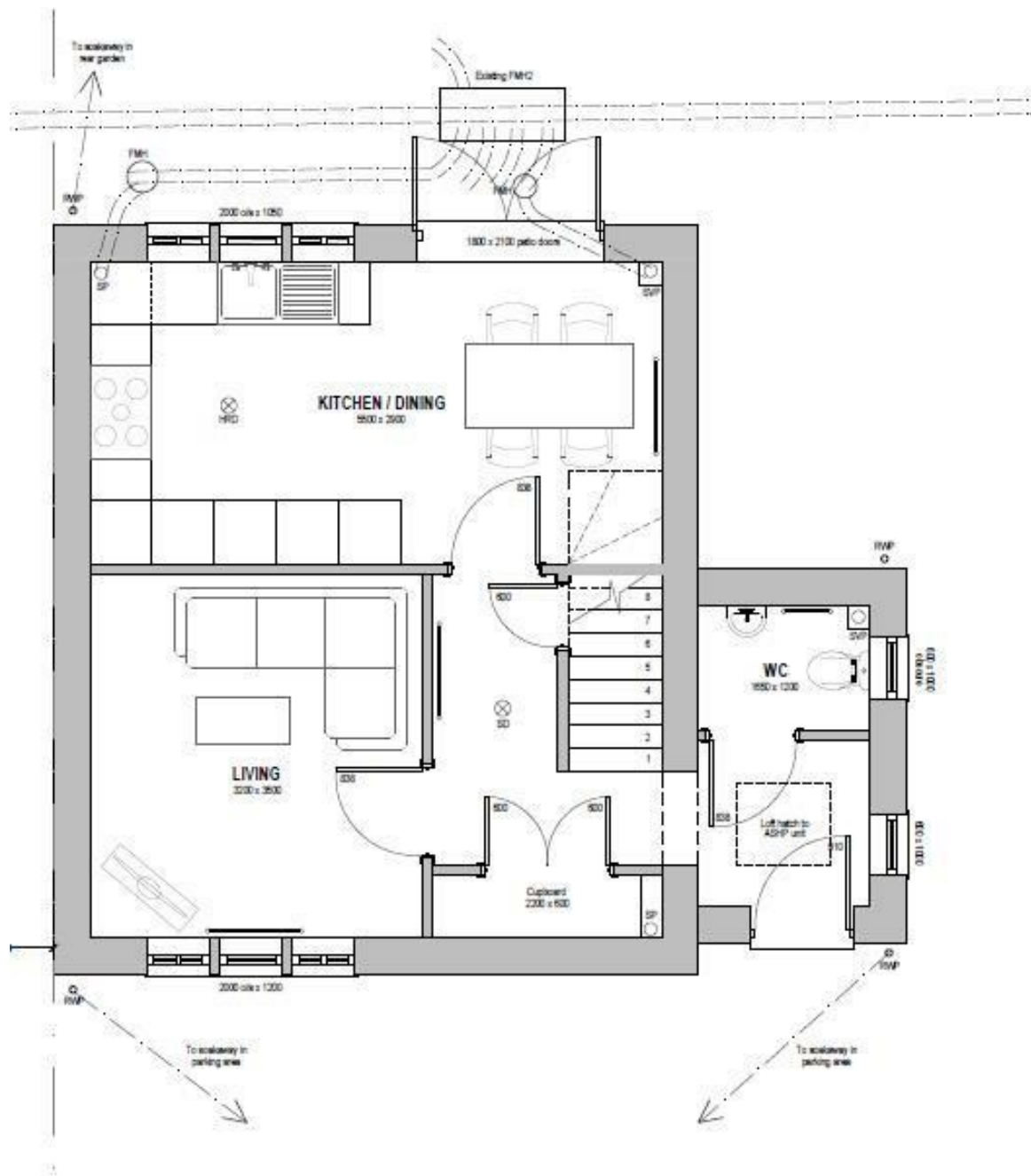
With the property currently under construction, no onward chain, and the opportunity to secure this attractive new home at the build stage, an early viewing is strongly recommended.

Contact Atwell Martin today to arrange a site visit and discuss the opportunity with our team.

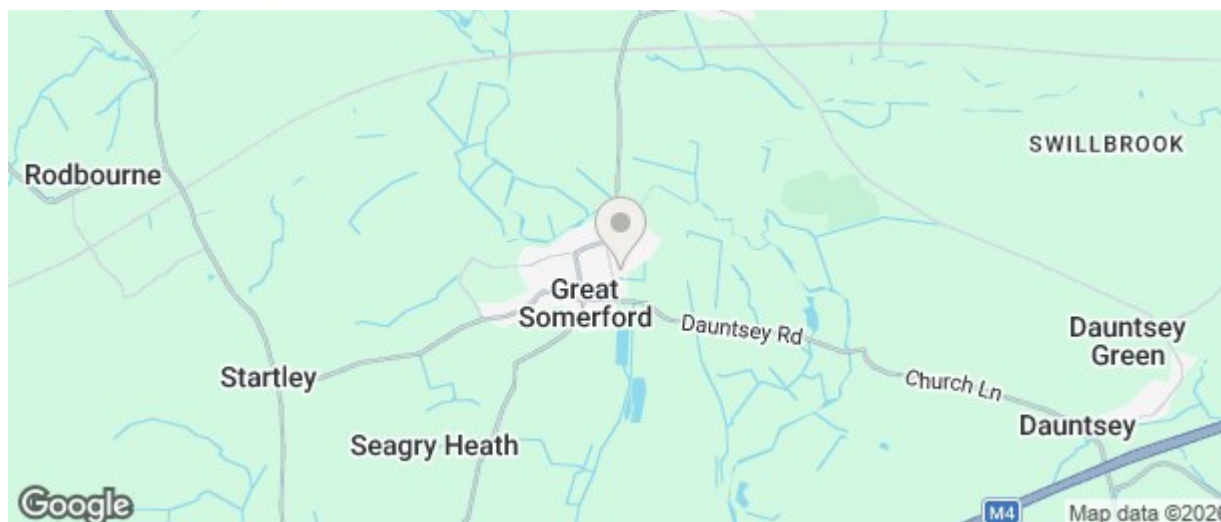
- Brand New Two-Bedroom Detached Home
- Enviaible Cul-de-Sac Position
- Two Generous Double Bedrooms
- Open-Plan Kitchen/Dining Room
- Front & Rear Gardens with Off-Road Parking
- Available to Purchase Off Plan
- Popular Village Location
- Principal Bedroom with En-Suite
- Separate Sitting Room
- No Onward Chain







PROPOSED GROUND FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing