



Picton Cottage is an outstanding large new build family home which will be constructed to a high specification blending environmentally friendly, sustainable living from solar panels and air source heat pump and providing luxurious and modern open plan living accommodation. The spacious accommodation includes a reception hall, study, spacious lounge with French doors to the rear, stunning open plan kitchen/dining/day room with bi folding doors opening to a patio and rear garden. The luxurious kitchen with island will be fitted with quartz work tops and integrated appliances to include double oven, large induction hob with extractor canopy, tall fridge, freezer, dishwasher and wine cooler. There is also a useful utility room, plant room and separate cloakroom/wc. Both the master bedroom and guest bedroom have a Juliette balcony, walk in wardrobes and en suite shower room. The walk in wardrobes to the master bedroom also have fitted wardrobes and dressing table. The two remaining bedrooms are both double rooms. There is a family bathroom/shower room and separate laundry room. Externally a shared courtyard leads to a block paved double drive providing off street parking and double garage with electric insulated doors. Front garden and rear garden and patio.





- A large brand new four double bedroomed family home with double garage
- Kitchen with Quartz work tops, integrated appliances and bi folding doors
- Master bedroom with ensuite shower room and walk in wardrobes with fitted wardrobes and dressing table
- Front and rear gardens
- Option to personalize part of your build
- Modern open plan living accommodation built to a high specification
- Under floor heating to the ground floor and Upvc double glazing
- Guest bedroom with ensuite shower room and walk in wardrobe
- Double driveway, double garage and EV charge point

GENERAL INFORMATION

Tenure: Freehold

Services: Air source central heating, PV solar panels, mechanical ventilation throughout, mains electric, water and drainage to treatment tank.

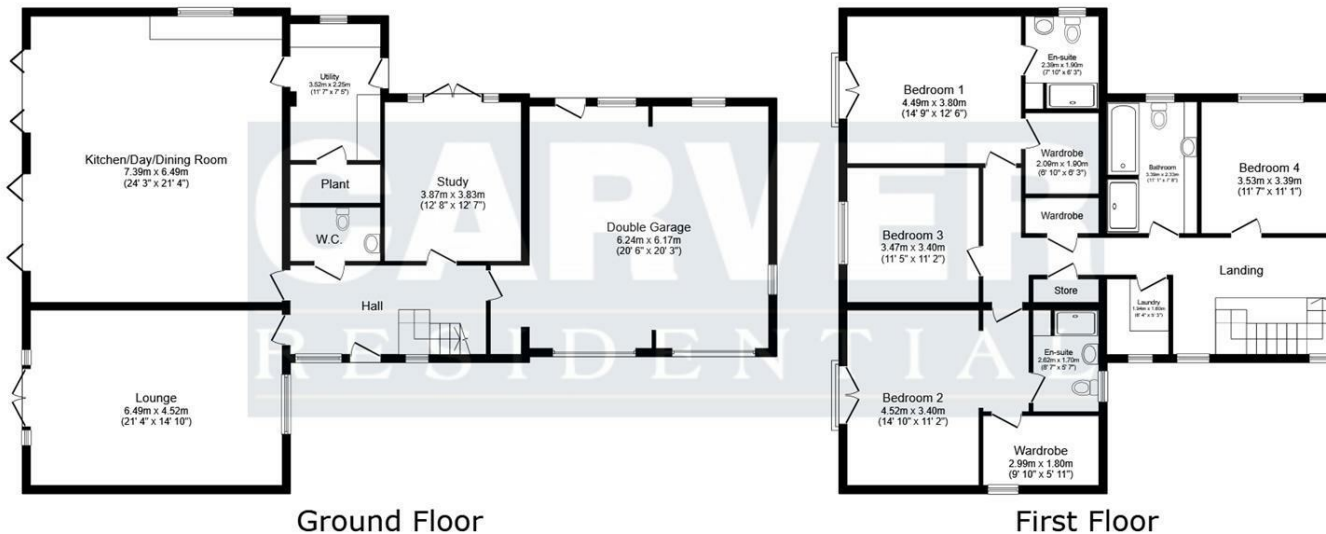
Local Authority: North Yorkshire Band TBC

Architect certificate

All photos/CGI/drawings are for illustrative purposes only.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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