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The Florence Magna Rise Plot 46
East Cowton, DL7 0DX
Price £25,000

House - Semi-Detached
4 Bedroom/s
2 Bathroom/s

A brand new four bedroomed semi detached family home situated on a small development within the popular village of East Cowton and available via a shared ownership scheme by Karbon Living. The Florence provides modern living accommodation including an entrance hall, spacious living room, open plan kitchen/dining room fitted with a modern kitchen with access to the rear garden and useful utility room and cloakroom/wc. To the first floor there is a master bedroom with an ensuite shower room, three further bedrooms and a family bathroom. Externally there is a driveway providing off street parking and access to the integral garage. There is also an attractive rear garden.

Ground Floor

The Ground Floor plan shows a large Living Room (4.62m x 3.35m / 15' 2" x 11' 0") with a fireplace and access to a rear garden. Adjacent to the living room is a Kitchen/Dining Room (4.45m x 3.63m / 14' 7" x 11' 11") featuring a kitchen unit and dining area. A central Hall provides access to a staircase leading up, a front entrance, and a rear garden. A large Garage (5.94m x 3.00m / 19' 6" x 9' 10") is located at the rear. A Utility room (1.91m x 1.65m / 6' 3" x 5' 5") and a W.C. are also present.

First Floor

The First Floor plan features three bedrooms: Bedroom 1 (4.01m x 3.35m / 13' 2" x 11' 0"), Bedroom 2 (4.24m x 3.05m / 13' 11" x 10' 0"), and Bedroom 3 (3.48m x 2.84m / 11' 5" x 9' 4"). A central Landing provides access to all bedrooms and a Bathroom (2.31m x 2.29m / 7' 7" x 7' 6"). An En-suite (2.21m x 1.40m / 7' 3" x 4' 7") is located off Bedroom 1. A staircase leads down to the Ground Floor.

Images for illustration purposes only. Room sizes included have been measured from architect's plans and any furniture added is intended to give a general indication of the proposed floor layout only and does not form any part of contract.

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

Energy Efficiency Rating	Current
Very energy efficient - lower running costs	
82-91 A	91
72-81 B	
62-71 C	
52-61 D	
42-51 E	
32-41 F	
2-31 G	
Not energy efficient - higher running costs	

England & Wales

EU Directive
Minimum 91

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