





The Stapleton is an outstanding new build detached bungalow which will be constructed to a high specification blending environmentally friendly, sustainable living from solar panels and air source heat pump and providing spacious and modern open plan living accommodation. The spacious accommodation includes a reception hall, spacious living room. Superb Open plan kitchen/dining/day room with impressive vaulted ceiling with electric velux windows. The luxurious kitchen area with island will have quartz worktops and integrated double oven, large induction hob with cooker hood, tall fridge and freezer, dishwasher and wine cooler. Aluminum bi folding doors open to the rear garden and patio. There is also a utility room, plant room and cloaks room/wc. The master bedroom has an ensuite shower room, walk in wardrobe and French doors opening to the rear garden. There are two further double bedrooms and a family bathroom. Externally there is a shared courtyard leading to a block paved double driveway and double garage with electric insulated doors. There will be a rear garden with patio area





- Brand new three bedroomed detached bungalow with double garage
- Superb Kitchen with vaulted ceiling, quartz work tops and integrated appliances
- Master bedroom with walk in wardrobe and ensuite shower room/wc
- Double driveway providing off street parking, double garage and EV charge point
- Modern open plan living accommodation built to a high specification
- Under floor heating to the ground floor, Upvc double glazing and Aluminum bi folding doors
- Front and rear gardens
- Option to personalize part of your build

#### GENERAL INFORMATION

Tenure: Freehold

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

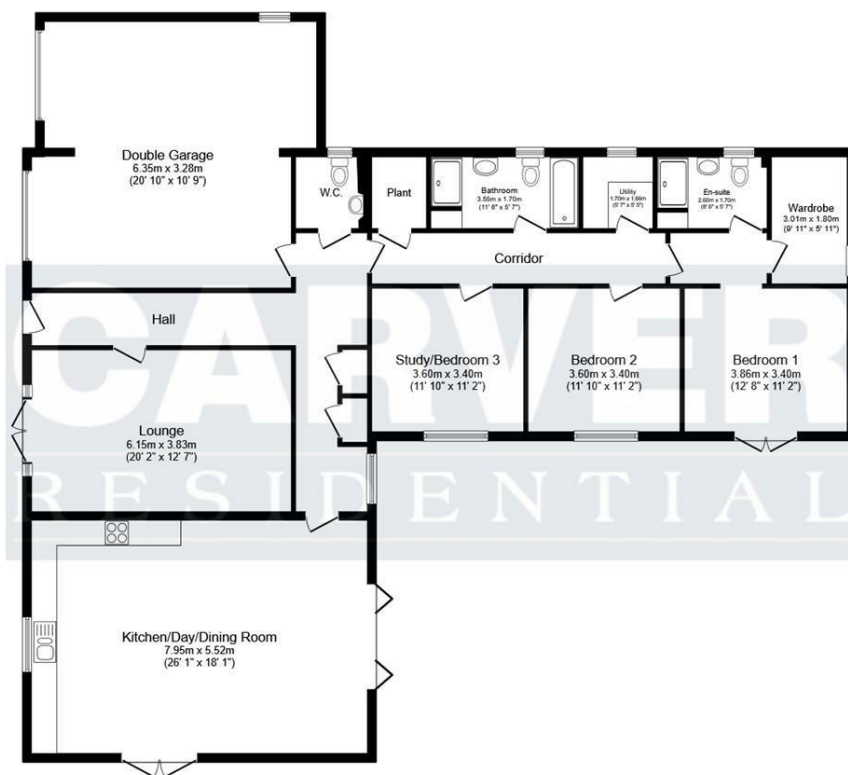
Local Authority: North Yorkshire Band TBC

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.



Floor Plan

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](http://www.Propertybox.io)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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MAB 6202



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