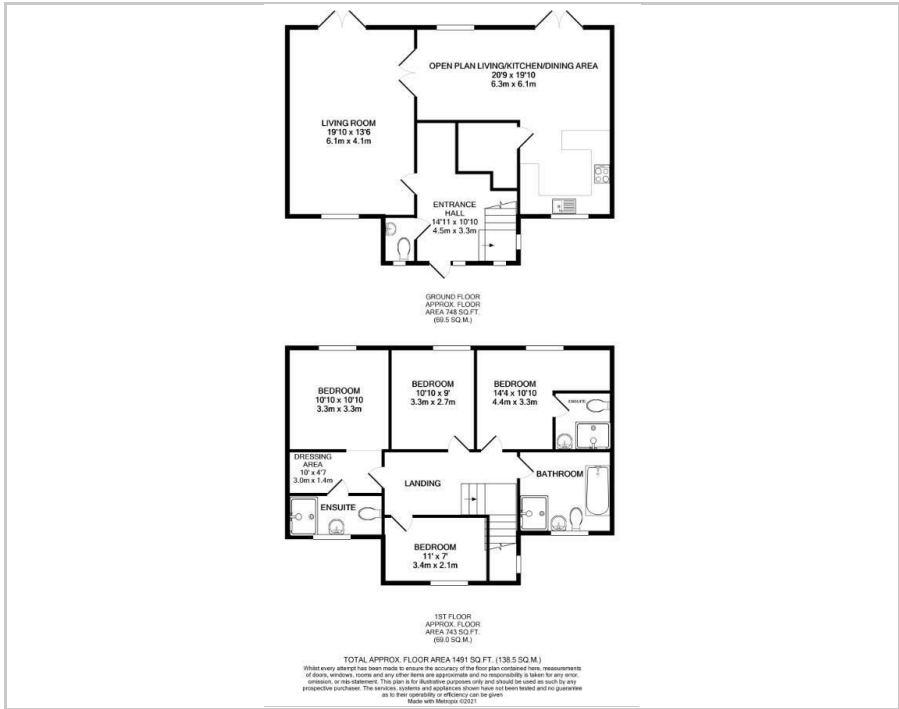




- Brand New Detached House
- Private Gated Development
- Four Bedrooms
- Two En-Suites
- Ground Floor WC
- Open Plan Kitchen/Dining Area
- Driveway for Two Cars
- Available From December 2023



Important Note
Please note the measurements provided are taken from the original plans and therefore may not be accurate once build complete, in addition the photos shown are either computer generated or from similar properties on another development.

Entrance Hall
Ground Floor WC
Open Plan Living/Kitchen/Dining Area
20'9 x 19'10 narrowing to 10'2

Living Room
19'10 x 13'6

Landing
Bedroom One
10'10 x 10'10
Dressing Area
10' x 4'7

Ensuite
Bedroom Two
10'10 x 10'1

Ensuite
Bedroom Three
10'10 x 9'
Bedroom Four
11' x 7'

Bathroom
Garden
approx 65'
Parking
parking for two cars



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A	96	96
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.