



Tinwell Heights, Holme Close,
Tinwell, PE9 3US

NEWTONFALLOWELL 

**Tinwell Heights, Holme Close,
Tinwell, PE9 3US
£390,000 Freehold**

SWIFT COTTAGE a stunning stone built three bedroom semi-detached home situated in the lovely new development of Tinwell Heights. This gorgeous new build is being built to a high specification and features a spacious living room, open plan kitchen diner, off road parking and an enclosed rear garden.

The property is arranged over two floors entering via the entrance hall with stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room, kitchen diner and a separate cloakroom. The living room is light and airy and has a French door which opens out onto the garden. Completing downstairs is the open plan kitchen diner which features an array of modern units. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a three piece family bathroom. The master bedroom benefits from having its own three piece en suite with walk in shower.

Outside to the rear garden features a patio seating area and lawn. There is also a driveway offering off road parking.



Entrance Hall

Cloakroom

Kitchen/Breakfast Room

18'8 x 10'11 (5.69m x 3.33m)

Living Room

18'8 x 11'11 (5.69m x 3.63m)

Landing

Bedroom One

12'8 x 12 (3.86m x 3.66m)

En-Suite

6'8 x 5'8 (2.03m x 1.73m)

Bedroom Two

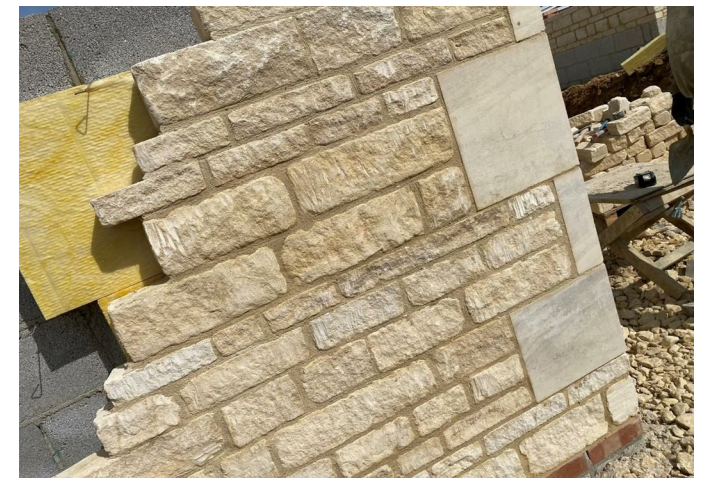
11'2 x 11 (3.40m x 3.35m)

Bedroom Three

11 x 7'3 (3.35m x 2.21m)

Bathroom

8'8 x 5'9 (2.64m x 1.75m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(71-81) B		
(69-80) C			(59-70) C		
(55-68) D			(49-58) D		
(43-54) E			(39-48) E		
(31-42) F			(21-38) F		
(1-30) 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			

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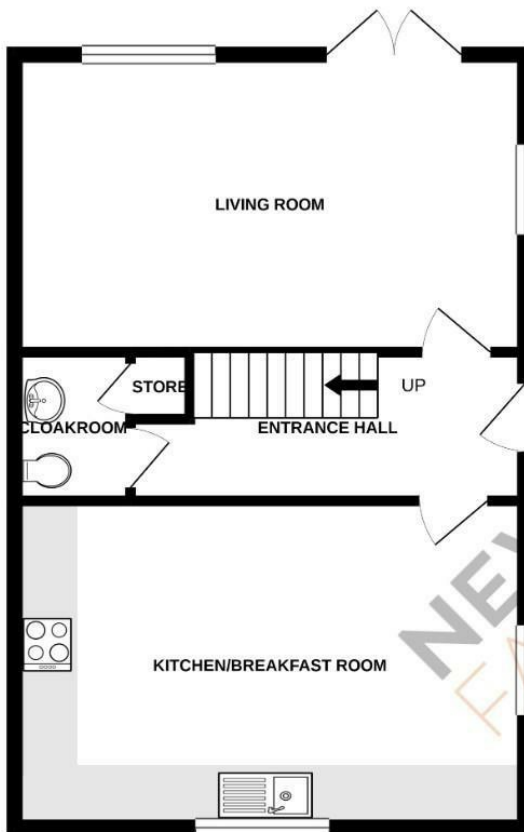
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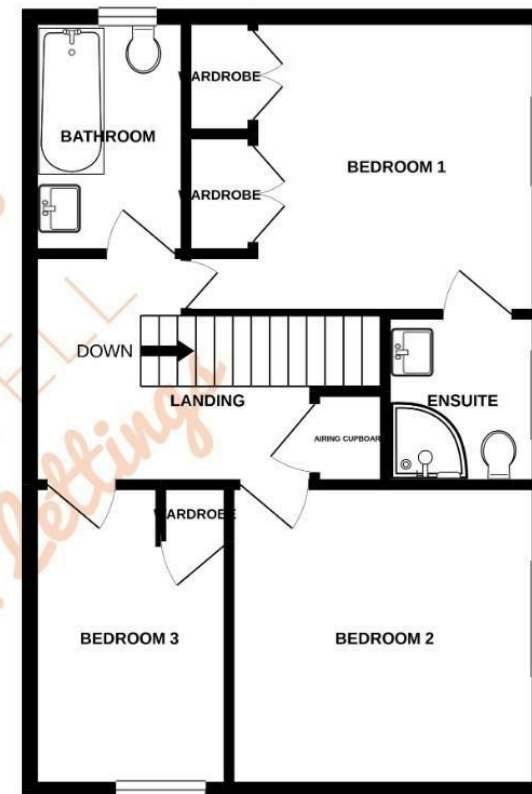
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GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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