



## Crabtree Lane Harpden, AL5 5NS

Currently under construction a superbly planned detached family home being built by local and reputable Developer Remix Group. This fine home will boast generous room proportions, with attractive external elevations using good quality materials and impressive internal specification. Due to be completed March 2026

**Guide price £2,250,000**

# Crabtree Lane

## Harpden, AL5 5NS



- Brand New detached house
- Impressive entrance hall
- 4 further bedrooms & 3 further bathrooms
- Spacious kitchen/dining/family room
- Formal living room and private study
- Off street parking for several cars
- Fully fitted kitchen
- large principal bedroom with luxurious en suite
- private rear garden

### Porch

### Hallway

19'3" x 8'6" (5.88m x 2.6m)

### Coats

### WC

5'4" x 4'3" (1.65m x 1.3m)

### Lounge

16'3" x 13'2" (4.97m x 4.03m)

### Kitchen/Dining/Family Room

35'7" x 16'3" (10.87m x 4.97m)

### Pantry/Utility

11'6" x 7'6" (3.53m x 2.29m)

### Study

13'2" x 10'7" plus bay (4.03m x 3.25m plus bay)

### Bedroom One

16'3" x 15'7" (4.97m x 4.76)

### Dressing Room

16'4" x 7'8" (4.98m x 2.36)

### En-Suite Bath and Shower Room

16'4" x 11'8" (4.98m x 3.57m)

### Bedroom Two

13'2" x 11'4" (4.03m x 3.47m)

### En-suite

9'2" x 4'7" (2.8m x 1.4m)

### Bedroom Three

13'2" x 11'4" (4.03m x 3.47m)

### Bathroom

9'10" x 9'2" (3m x 2.8m)

### Bedroom Four

17'4" x 9'10" (5.30m x 3m)

### Bedroom Five

17'10" x 9'10" (5.45m x 3m)

### Bath and Shower Room

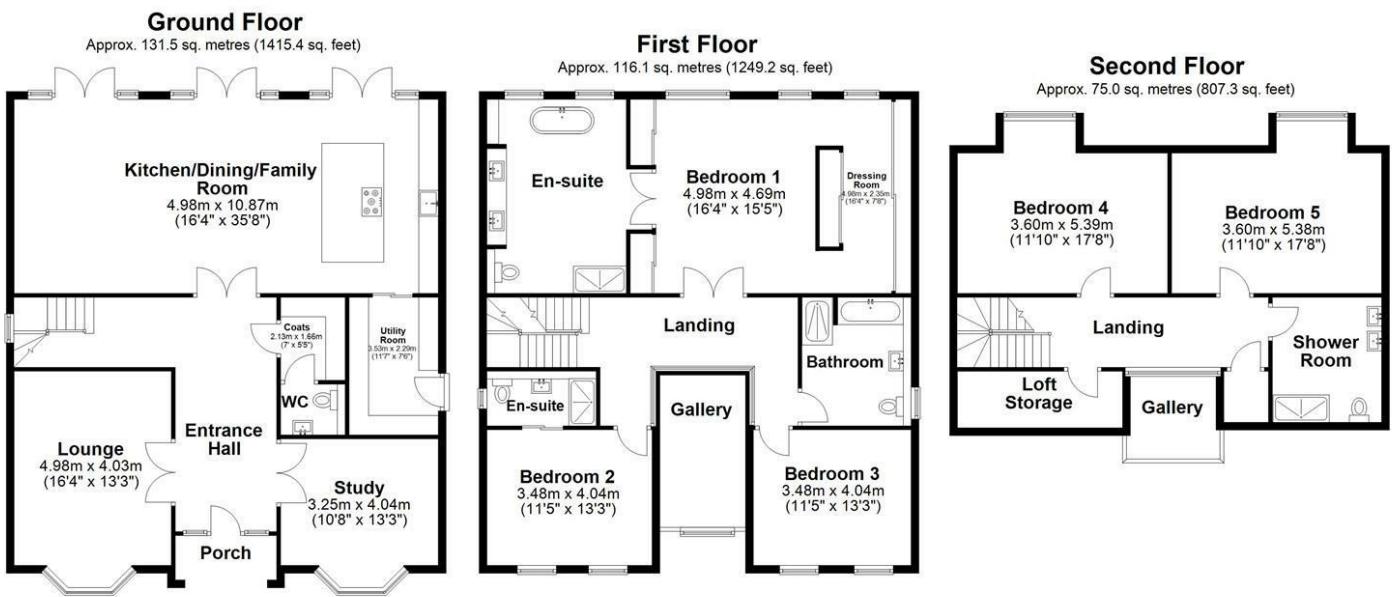
10'5" x 9'2" (3.2m x 2.8m)

### Plant Room/Loft Storage





# Floor Plan



Total area: approx. 322.5 sq. metres (3471.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-80) B				(81-80) B	
(69-68) C				(69-68) 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 <sub>2</sub> emissions			
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales			