

**GREEN DOOR**  
PROPERTY



## Sage Corner New Road , Clifton, SG17 5JH

This brand new three-bedroom detached bungalow offers a perfect blend of modern living and comfort. The property benefits from a spacious open plan kitchen and living area, complete with a delightful log burner that adds a touch of warmth and character to the home.

The property boasts three well-proportioned bedrooms, including a master suite with the convenience of an ensuite bathroom, ensuring privacy and comfort for the occupants. With an additional bathroom, this bungalow is ideal for families or those who enjoy hosting guests.

Sustainability is at the forefront of this home, featuring solar panels and an air source heat pump, which not only contribute to a reduced carbon footprint but also promise lower energy bills. The property also benefits from an electric vehicle charging point. The enclosed rear garden provides a safe and private outdoor space, perfect for relaxation or entertaining. Furthermore, the property offers off-road parking for multiple vehicles.

This bungalow is a rare find, combining modern amenities with a tranquil setting, making it an excellent choice for anyone seeking a stylish and practical home in Clifton.

Council tax band TBC

**£1,950 Per month**

# Sage Corner New Road , Clifton, SG17 5JH



- Brand New three bedroom detached bungalow
- Patio doors into garden
- Off road parking for multiple vehicles
- Electric car charging point
- Open plan living room and kitchen
- Master bedroom with ensuite
- Solar panels and water softener
- Log burner to living area
- Enclosed rear garden
- Air source heat pump system and underfloor heating

## Kitchen/Lounge

24'8" x 15'10" (7.54 x 4.85)

## Bedroom 1

13'10" x 10'7" (4.22 x 3.24)

## Bedroom 2

16'4" into recess x 9'1" (5.00 into recess x 2.79)

## Bedroom 3

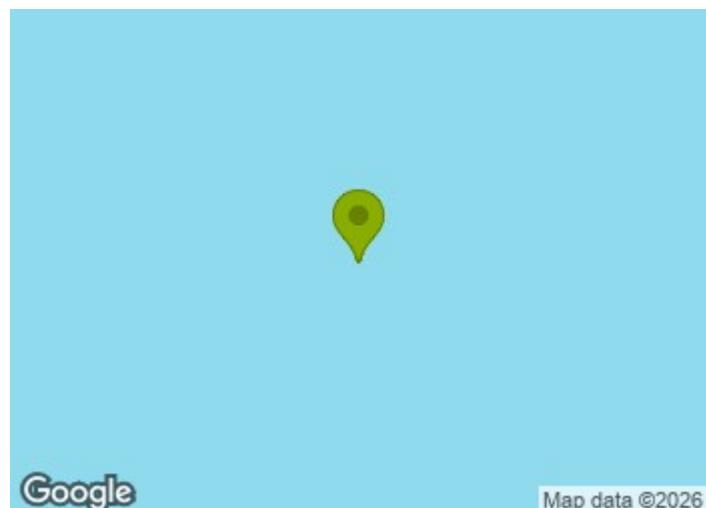
9'4" x 7'11" (2.85 x 2.43)

## Bathroom

7'2" x 6'7" (2.20 x 2.03)

## Hallway

26'4" x 4'3" (8.04 x 1.32)



## Directions



## Floor Plan

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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

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



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