





A fantastic opportunity to purchase a brand new 4 bedroom detached property, finished to the highest of standards, with contemporary, open plan living, on a small development of just five houses, close to excellent road and rail links.

Karnean Flooring To The Kitchen/Diner, Hallway and Cloakroom.

Carpets Fitted Throughout The Rest Of The House.

Quartz Worktops and Bosch Appliances To The Kitchen. Air Source Heat Pumps Fitted For Hot Water and Heating Systems.

Underfloor Heating to The Ground Floor.

Indian Sandstone Patio, and Turf Laid To The Garden.

1 EV Car Charger Supplied, and Means To Supply A Second If Required.

Openreach Fibre Cables Supplied To The Property.

Cables Installed For Built-In Ceiling Speakers To The Kitchen/Dining Area.

Fully Tiled Bathroom and En-Suite

For mobile phone and internet coverage please use Ofcom website <https://checker.ofcom.org.uk/>





QUADRANT  
VILLAGE HOMES



Accommodation Comprises:

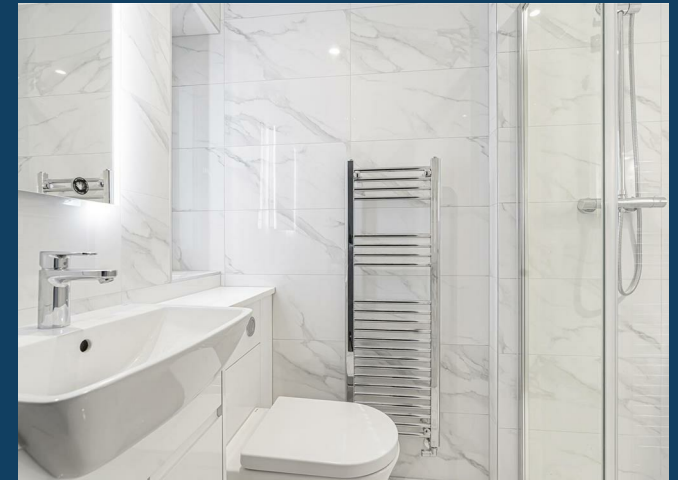
Ground Floor - Entrance Hallway, Sitting Room,  
Kitchen/Dining/Living Room, W.C

First Floor - Four Bedrooms, One With En-Suite Shower Room,  
Family Bathroom.

Outside - Driveway Parking For Two Large Vehicles, Gated Side  
Access.

Services - All Mains Services, Air Source Heat Pump.

Warranty - 10 Year ICW Warranty.



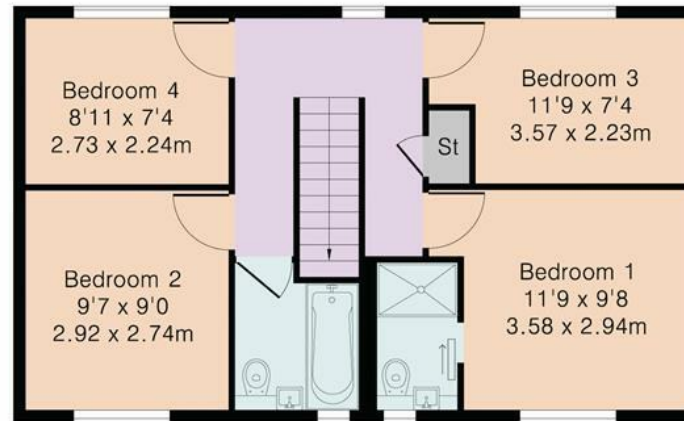




Approximate Gross Internal Area 1145 sq ft – 107 sq m  
 Ground Floor Area 633 sq ft – 59 sq m  
 First Floor Area 512 sq ft – 48 sq m



Ground Floor



First Floor

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





