

Egan Close, Egan Close, Dordon Guide Price £439,950





Discover modern luxury with Next Place Property Agents! This stunning 4-bedroom detached home in a private gated community offers a sleek Wren kitchen, eco-friendly features, and beautifully landscaped grounds. Reserve your plot today for £2,500, STAMP DUTY CONTRIBUTION AVAILABLE

Council Tax band: TBD

Tenure: Freehold

- STAMP DUTY CONTRIBUTION CONSIDERED
- READY TO MOVE IN BEFORE CHRISTMAS
- WREN KITCHEN WITH FITTED INTEGRATED WHITE APPLICANCES
- SECURE DETACHED SINGLE GARAGE
- 4 BEDROOM DETACHED NEW BUILD HOME
- SECLUDED LOCATION WITH PRIVATE GATES
- FOR SALE EXCLUSIVELY WITH NEXT PLACE PROPERTY AGENTS
- PRIVATE GATED COMMUNITY
- ECO HOME WITH SOLAR PANELS INC BATTER
  PACK
- ALL HOUSES FITTED WITH AIRSOURCE HEAT
  PUMPS



## **Entrance Hall**

wc

Living Room 16' 10" x 12' 4" (5.12m x 3.75m)

**Kitchen/Diner** 16' 3" x 23' 4" (4.95m x 7.12m)

**Utility** 4' 9" x 10' 11" (1.45m x 3.32m)

Landing

**Bedroom 1** 13' 10" x 13' 7" (4.22m x 4.15m)

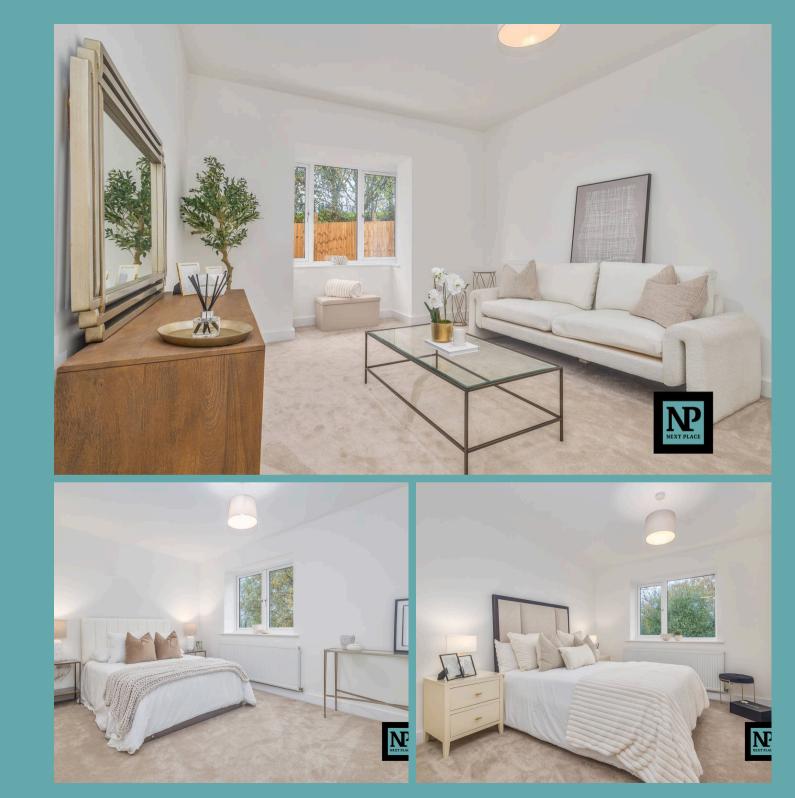
**En-suite** 5' 5" x 6' 11" (1.66m x 2.12m)

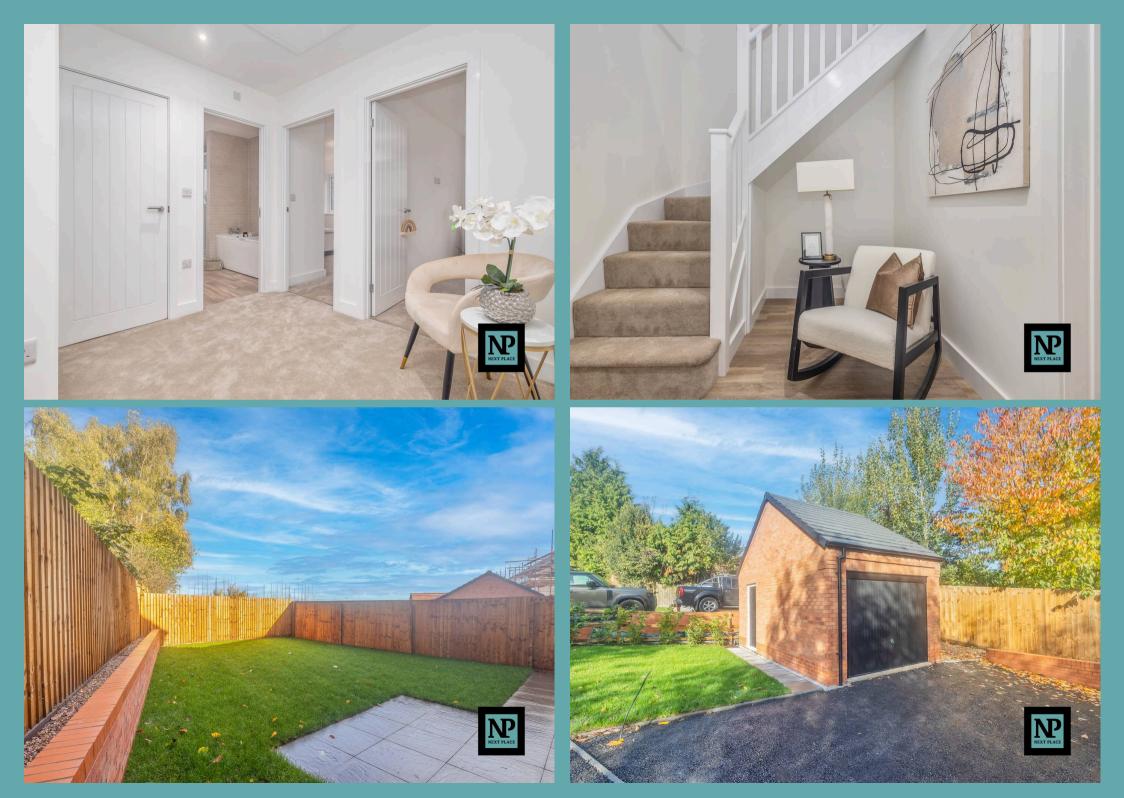
**Bedroom 2** 11' 7" x 13' 7" (3.54m x 4.15m)

**Bedroom 3** 12' 5" x 9' 5" (3.78m x 2.88m)

**Bedroom 4** 11' 7" x 9' 5" (3.54m x 2.88m)

**Bathroom** 8' 0" x 9' 9" (2.44m x 2.98m)







Total area: approx. 161.9 sq. metres (1742.7 sq. feet)





## **Next Place**

Next Place Property Agents Ltd, 112 Glascote Road - B77 2AF01827 50700 • info@next-place.co.uk • www.next-place.co.uk/

