




Noralle

Traditional Country Homes



PLOT 1, LEAMINGTON HASTINGS ROAD
BIRDINGBURY, CV23 8EF

OFF PLAN, GUIDE PRICE
£750,000

Inside Homes is pleased to bring to market off plan, this four-bedroom detached home, built by the esteemed Noralle Traditional Country Home builders. Set on the outskirts of the desirable village of Birdingbury on a small development of four detached homes and with 'A' grade, eco-friendly finishes. this traditional country home will offer rural community living at its finest.

LAND ADJACENT TO MASTERS

- Off Plan • Garage • Off Road Parking • Beautiful Village Location • "A grade" eco friendly finishes • Great Road Links • Close To Amenities • Esteemed Builders • Bespoke Finishes Available



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Details / Specifications:

Houses covered by 10-year NHBC structural warranty
Levels of insulation far exceed current national building regulation requirements
EPC (Energy Performance Certificate) rating 92, "A"
SIP (Structural Insulated Panel), modern method of construction which allows us to achieve the above EPC rating of 92, "A"
Homes heated by ASHP (Air Sourced Heat Pump). Underfloor heating to the ground floor, radiators to the first floor
4.1 KW PV (Photovoltaic Panels) with 9.6 KW/h Hybrid Energy Battery storage.
MVHR (Mechanical Ventilation with Heat Recovery) Whole of house ventilation system. Reduces/eliminates condensation, mould and unhealthy air. Trickle ventilators and noisy/inefficient bathroom and toilet extract fans not required

Finishes:

- Ibstock, Warwickshire Olde English facing bricks to the exterior walls
- Natural slate or plain clay tiles to roofs
- A rated, flush casement, external window and door frames. A rated composite front and rear doors
- Staircase to have oak handrails, balustrading, strings and double bullnose curtain

- Individual Kitchens, to client's design/choice/budget, programme permitting
- Sanitary ware to client's choice/budget, programme permitting
- Wall tiling to client's choice/budget, programme permitting
- Floor finishes, tile, wood, vinyl or carpet to client's choice/budget, programme permitting
- Internal doors, oak panelled
- Internal joinery, painted, one colour, to client's choice, programme permitting
- Plastered walls and ceilings, three colours, to client's choice, programme permitting
- Sitting room, electric fire and media wall, to clients choice/budget, programme permitting
- Security alarm with CCTV option, programme permitting
- Electrical fittings, ground floor choice of metal finish, first floor white, programme permitting
- Light fittings to be LED
- Natural sandstone paving for paths and patios
- Block paving to drives and parking areas
- Front and rear gardens topsoiled and turfed

Tenure: Freehold

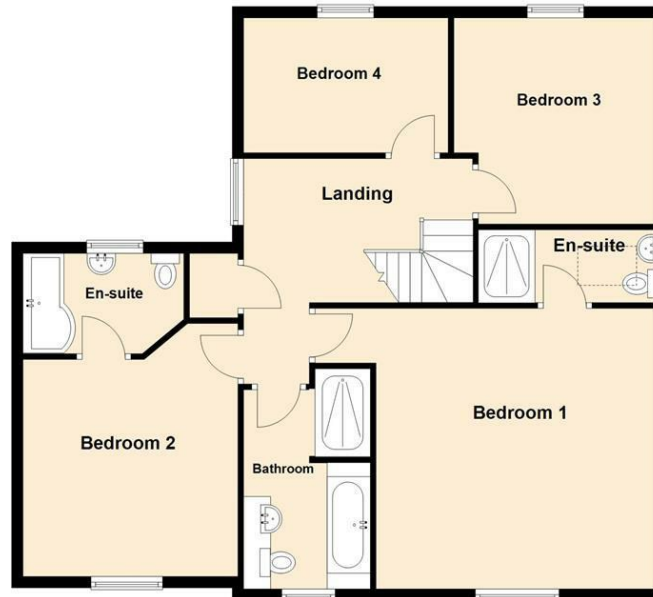
Local Authority: Rugby Borough Council

LAND ADJACENT TO MASTERS

Ground Floor



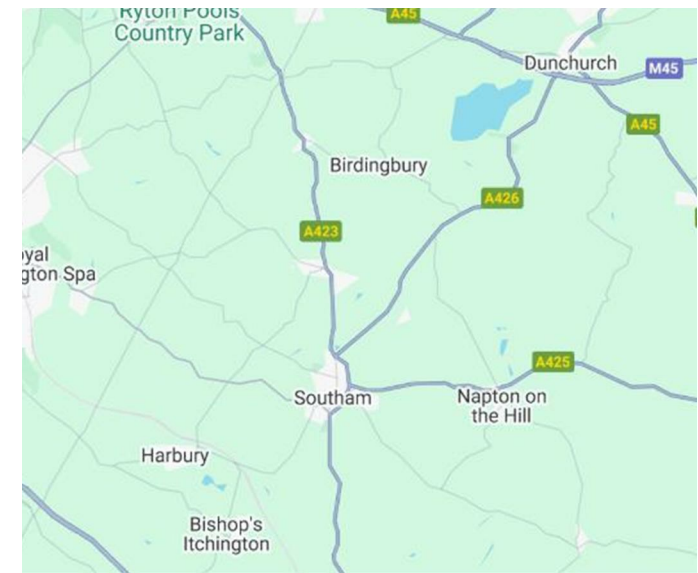
First Floor




This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection (s)

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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