





St Marys View is a small collection of three luxury new build homes in the popular village of Barton Mills. 2 St Marys View is a four bedroom detached property on the edge of the site with a single garage and plenty off road parking. The home benefits from over 1700 SQFT of accommodation.

NEW BUILD INFORMATION

All the kitchens are from Howdens with integrated Bosch appliances such as built in ovens, induction hobs, extractor, dishwasher, fridge and freezer.

Covered by a NHBC 10 year warranty.

Daikin electric air source units and Daikin pressurized hot water cylinder.

The private road of St Marys View has no management company enabling each plot to be responsible for there own share of driveway as per deeds.

The properties are on mains drainage.

There will be guarantees on windows, heating, ovens, showers etc. All information will be passed over to the new buyer via their solicitor.

SITE INFORMATION

St Marys View is a small collection of three luxury new build homes in the popular village of Barton Mills. All homes are individual in design and are finished to a high standard. Each home offers a different layout, garden size and position.

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

Brand new fitted kitchen with a range of wall and base units, granite work surfaces, double oven with electric hob, sink with draining area, kitchen island with breakfast bar, window to side and patio doors leading out to the rear garden.

LOUNGE

Dual aspect windows to front and side, spot lighting and oak French doors.

UTILITY ROOM

With a range of units, space for washing machine and tumble dryer, spot lights, extractor fan, granite work surface, stainless steel sink and door to side.

CLOAKROOM

Spot lights, sink with vanity unit and wc.

FIRST FLOOR

BEDROOM ONE

Spot lights and window to front.

ENSUITE

New bathroom suite with bath, bathroom wall panels, sink with vanity unit, wc, heated towel rail,

BEDROOM TWO

Spot lights and window to rear.







BEDROOM THREE

Spot lights and Velux windows.

BEDROOM FOUR

Spot lights and Velux windows.



FAMILY BATHROOM

Brand new bathroom suite with bath, sink with vanity, wc, velux window, heated towel rail and bathroom panelling.

OUTSIDE

The property benefits from off road parking for several cars. Parking can be found to the front and side of the property. There is a single garage to the side with an electric door and to the rear a good size garden with a slate patio area.

ENSUITE

Shower cubicle, Velux windows, sink with vanity unit and heated towel rail.



2 St Marys' View, Barton Mills.



Approx. Gross Internal Floor Area 1717 sq. ft / 159.67 sq. m



EPC TBC