







**\*\* NEW BUILD \*\* DAVID WILSON FAMILY HOME \*\*  
360 VIRTUAL TOUR \*\* UPGRADED KITCHEN,  
FLOORING, TURF & WINDOW DRESSINGS INCLUDED  
\*\* £10,450 STAMP DUTY PAID \*\***

Welcome to The Bradgate, a residence that you'll be delighted to call home from the moment you step into its inviting and expansive hallway. This four-bedroom house features a dedicated study and a stunning open-plan kitchen with adjoining family and dining areas, serving as the heart of the home. A walk-in glazed bay with French doors seamlessly connects the interior to the rear garden, while the bay-fronted lounge adds a distinctive character to the property.

Upstairs, you'll find four impressive bedrooms, including a main bedroom with an en suite. Each bedroom offers ample space for wardrobes and numerous sockets to meet your family's needs. The property also includes a separate utility room and a convenient storage cupboard beneath the stairs, ensuring a clutter-free living experience at its best.

The property is situated on a secluded part of the development, with tandem drive leading to a detached garage.

Call Abode Estate Agents for further information.





## Hallway

With a composite front entry door leading into, staircase rising to the first floor landing, thermostat, central heating radiator, isolator switch, utility cupboard housing the electrical consumer unit, fibre connection and telephone port. Internal doors leading to:

## Kitchen/Diner

With 2x UPVC double glazed windows to the rear elevation, UPVC double glazed box bay windows to rear with French doors leading to the rear patio. The kitchen features a range of matching base and eyelevel storage cupboard and drawers with drop edge preparation works surfaces and LED downlighting. A range of integrated appliances include a stainless steel sink and drainer with mixer tap, dishwasher, five ring stainless steel gas hob with matching extractor hood, three central heating radiators, telephone point and internal door leading to:

## Utility Room

With a frosted double glazed side entry door leading into, plumbing space for freestanding white goods, in housing is the central heating combination gas boiler, eye level units, central heating radiator, work surfaces with drop edge, extractor fan and carbon monoxide detector.

## Study

With a UPVC double glazed window to the front elevation, telephone point and central heating radiator.



## Lounge

With a UPVC double glazed bay window to the front elevation, two central heating radiators, TV aerial point, telephone point and ethernet ports.

## Cloaks/WC

With a low-level WC with continental flush, wash hand basin with mixer tap, central heating radiator, complementary tiling to lower half wall coverings and extractor fan.









### Landing

With access to loft space via loft hatch, smoke alarm, central heating radiator, internal doors lead to:

### Bedroom One

With dual aspect views to front and side elevations with 2x UPVC double glazed units, central heating radiator, thermostat, TV aerial point, internal door leading to:

### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower suite comprising of low level WC with Continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen and complementary tiling to wall coverings, heated towel radiator, extractor fan and shaving point.

### Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC with Ccontinental flush, pedestal wash hand basin with mixer tap, panel bath unit with mixer tap and complementary tiling surrounding, central heating radiator and extractor fan.











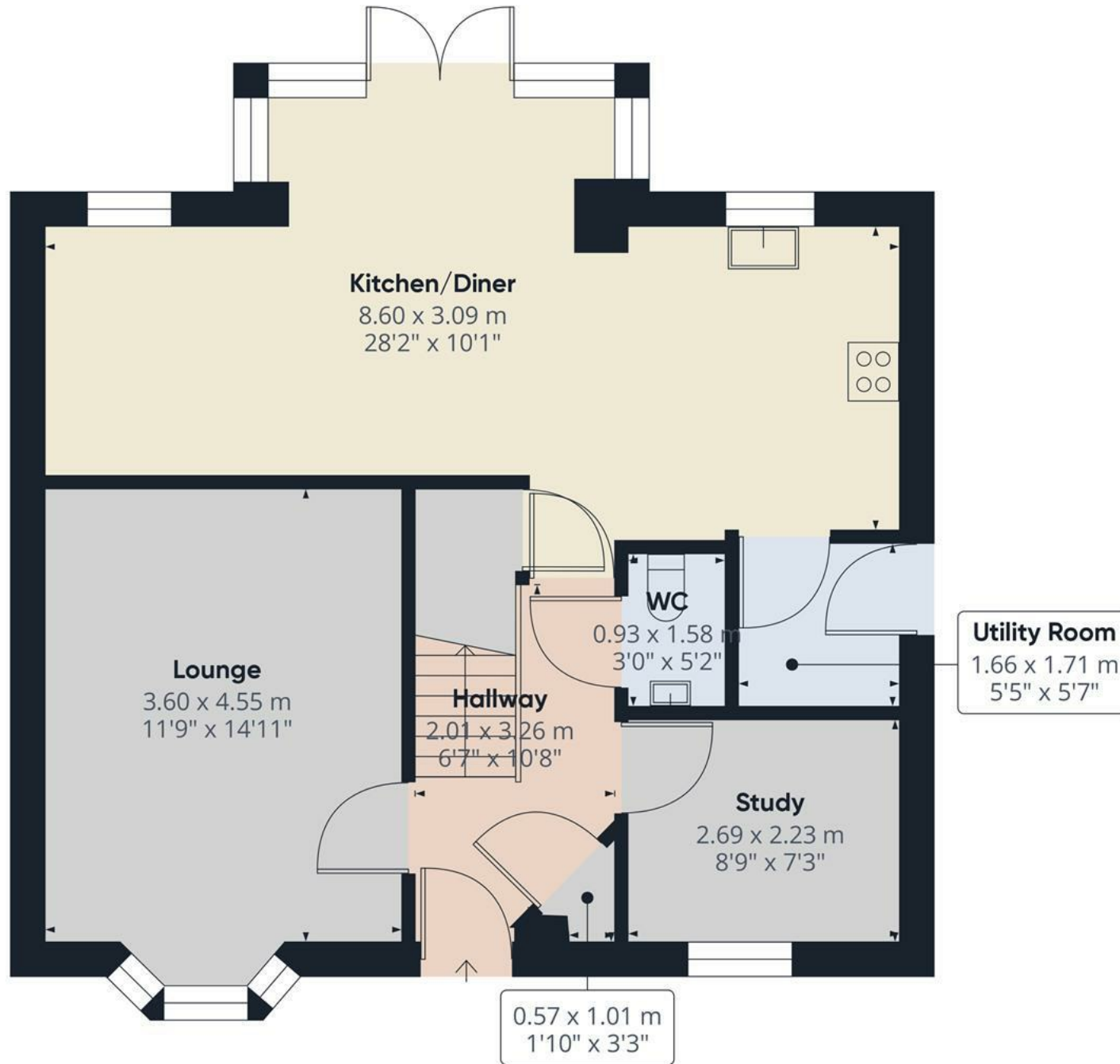












Floor 0

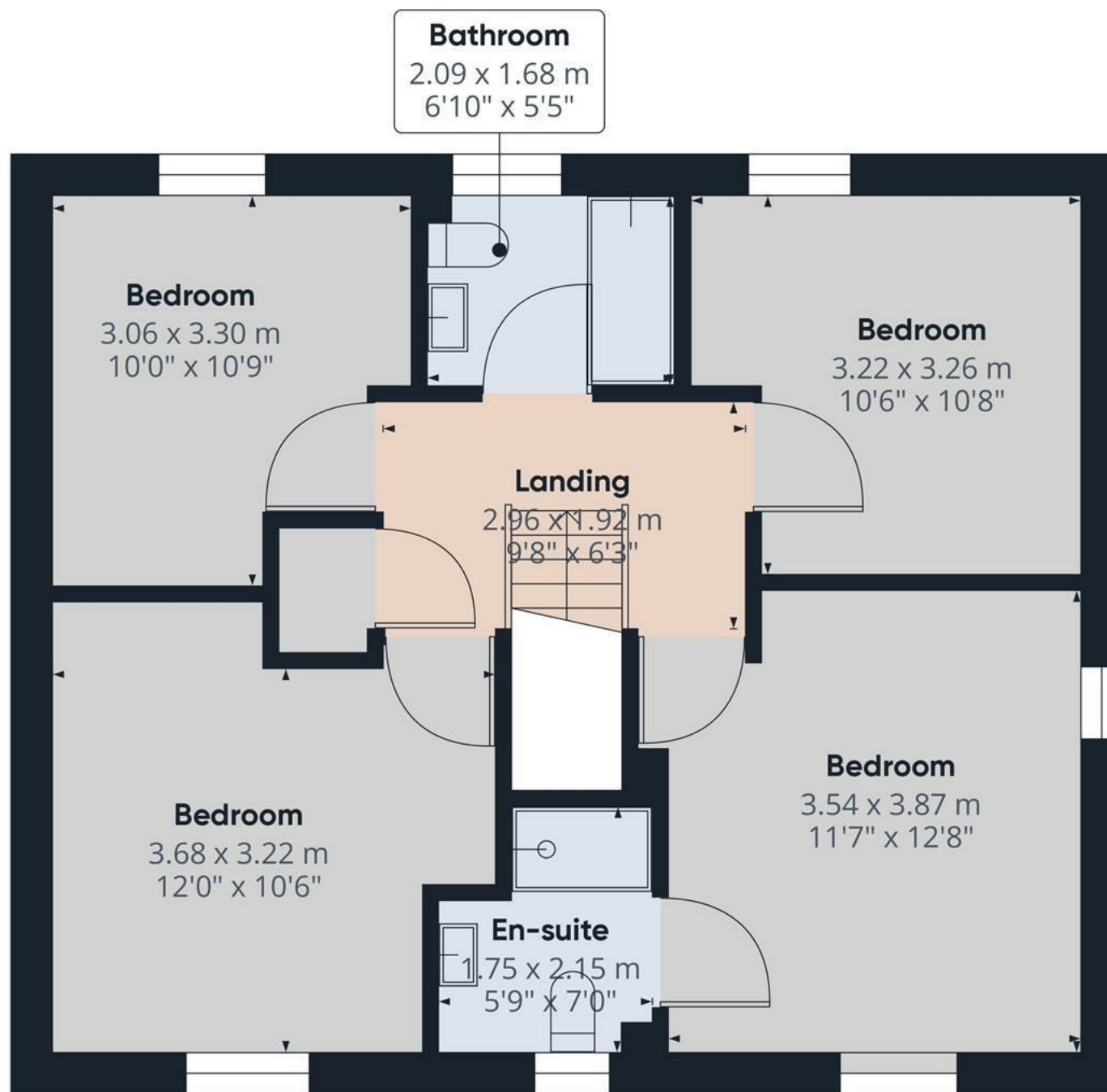
Approximate total area<sup>(1)</sup>  
64.69 m<sup>2</sup>  
696.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>

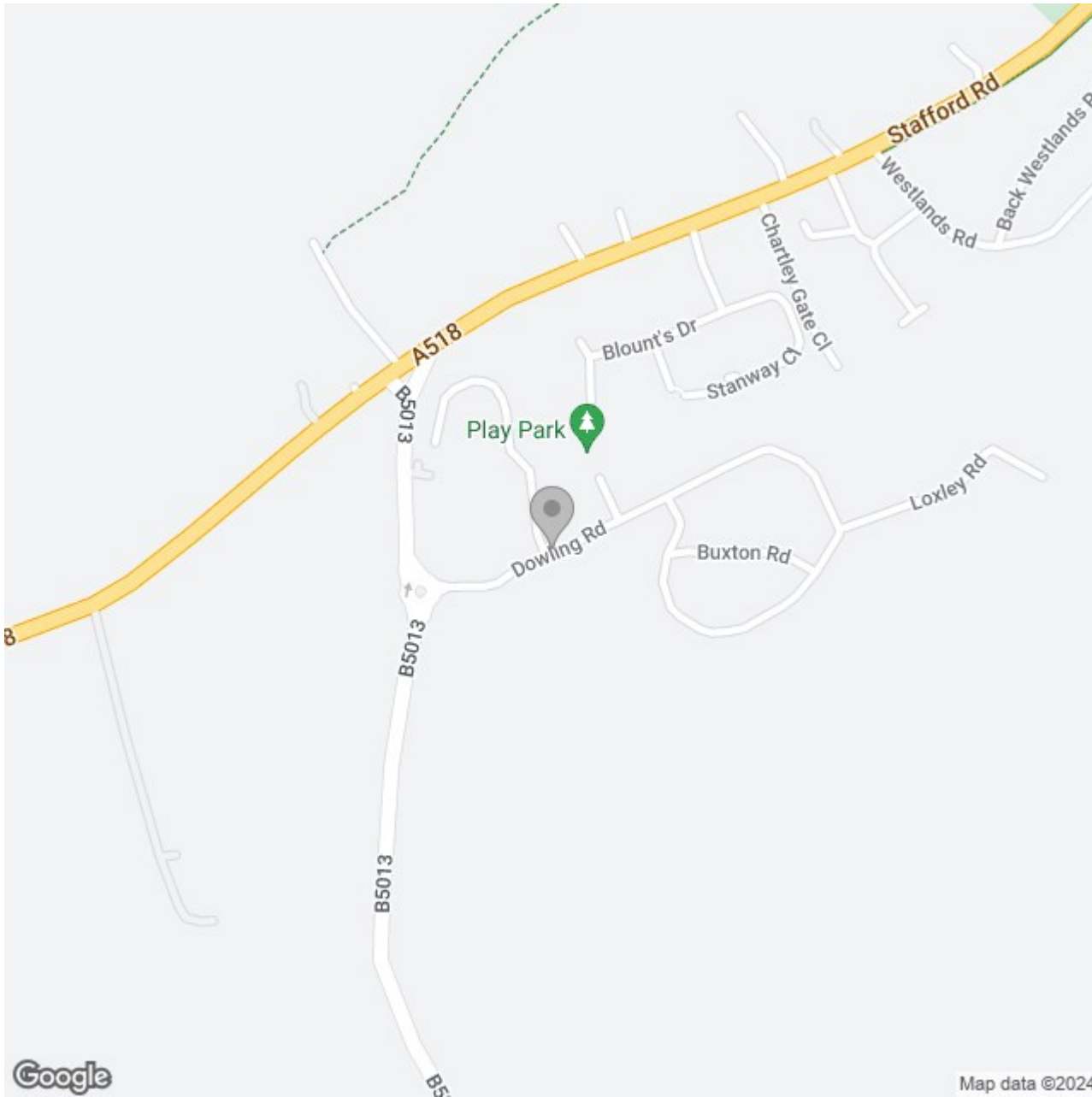
57.55 m<sup>2</sup>

619.5 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

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