





*** 10 YEAR NHBC *** PART EXCHANGE
CONSIDERED *** INCENTIVES INCLUDE - CARPETS*
KARNDEAN* UPGRADED KITCHEN DOORS* TURF TO
REAR GARDEN*

The Blackwell, a beautifully crafted and spacious 1,621 sq. ft. new build home that combines modern living with stylish design. On the ground floor, you are welcomed by an inviting entrance hallway leading to a spacious living room and a versatile study, perfect for home office use. The heart of the home is the open-plan kitchen, dining, and living area, featuring a premium Quartz worktop—ideal for both cooking and entertaining. The ground floor also includes a practical utility room and a cloakroom for added convenience.

Upstairs, you'll find four generously sized bedrooms, including a master suite with its own en-suite bathroom for ultimate privacy and comfort. The family bathroom is equally impressive, finished with sleek chrome tile trim and high-quality fixtures throughout.

This exceptional property is the perfect blend of modern luxury and family-friendly design.

* Images are for illustration purpose only.
* Incentives subject to asking price offers only



SUMMARY

The Blackwell, a beautifully crafted and spacious 1,621 sq. ft. new build home that combines modern living with stylish design. On the ground floor, you are welcomed by an inviting entrance hallway leading to a spacious living room and a versatile study, perfect for home office use. The heart of the home is the open-plan kitchen, dining, and living area, featuring a premium Quartz worktop—ideal for both cooking and entertaining. The ground floor also includes a practical utility room and a cloakroom for added convenience.

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The home comes complete with elegant flooring, including carpets, Karndean, and stylish tiling. Additionally, the rear garden is fully turfed, offering a great outdoor space to relax or entertain.

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THE MEASUREMENTS

Ground Floor

Living
3.46m x 5.71m
11' 4" x 18' 9"

Kitchen
4.46m x 3.30m
14' 8" x 10' 10"

Dining/Family
6.06m x 3.17m
19' 11" x 10' 5"

Utility
0.92m x 1.74m
3' 0" x 5' 9"



Study
3.26m x 2.45m
10' 8" x 8' 0"

WC
1.88m x 1.06m
6' 2" x 3' 6"

First Floor

Master Bedroom
3.95m x 4.26m
13' 0" x 14' 0"

En suite
1.20m x 3.26m
3' 11" x 10' 8"

Bedroom 2
3.33m x 3.73m
10' 11" x 12' 3"

Bedroom 3
3.50m x 2.90m
11' 6" x 9' 6"

Bedroom 4
3.50m x 2.70m
11' 6" x 8' 10"

Bathroom
2.86m x 2.15m
9' 4" x 7' 1"







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		

England & Wales

EU Directive 2002/91/EC