



- A brand-new detached house which has been finished to a high standard
- Lounge to front with glazed double doors opening into the kitchen diner
- The kitchen dining room has a good range of units, ample space for a table and patio doors onto the garden
- On the first floor are three bedrooms and an attractive fully tiled bathroom
- Smart tarmac driveway to front providing parking for two cars side by side, EV charging point.
- Fully enclosed and low maintenance rear garden.



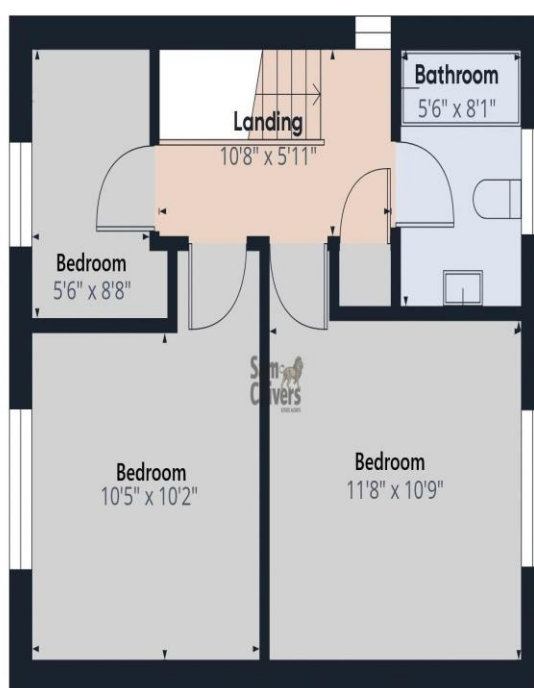
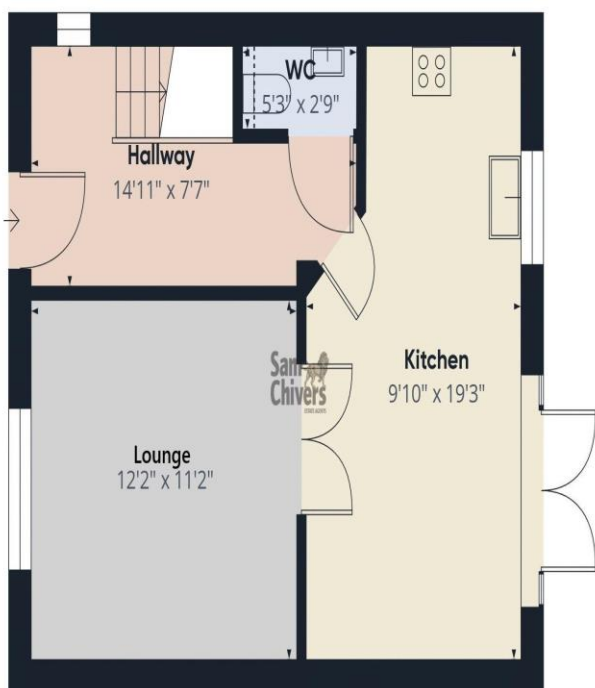
"A brand new, sparkling detached house finished to a high standard, enjoying a sunny garden and ready for occupation now".

Offered for sale with no onward chain! The accommodation comprises entrance hallway with a handy cloakroom. From the hallway a door opens into a sunny kitchen dining room with a good range of fitted units, patio door onto garden and double doors into a roomy lounge with window to front. On the first floor are three bedrooms and an attractive fully tiled bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is an extensive tarmacadum private drive with electric vehicle charging point. To the side there is gated access into a sunny south-easterly facing garden with decked patio and steps leading to a paved garden with flower bed.

Tenure: Freehold. **Council Tax Band:** to be allocated.





Approximate total area¹⁾

816.88 ft²

Reduced headroom

1.25 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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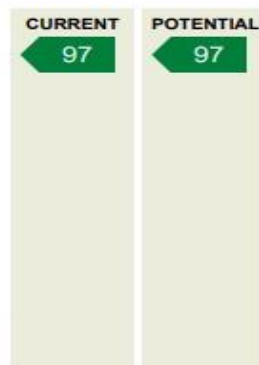
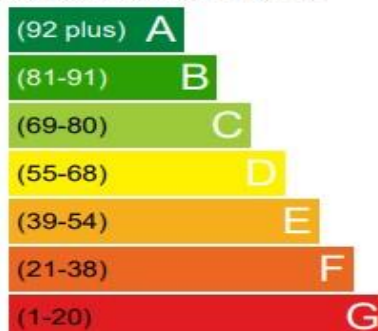


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Energy Efficiency Rating

Most energy efficient - lower running costs



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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.