



£290,000

🔑 TENURE: Freehold

📊 EPC RATING: N/A

🏠 COUNCIL TAX BAND: 2

Ivetsey Bank Wheaton Aston

Plot 8 The Emery Ivetsey Bank Ivetsey Bank
Wheaton Aston Staffordshire



Welcome to Ivetsey Mews! DRF Homes in conjunction with ourselves here at Dourish & Day would like to invite you to view Wheaton Aston's newest and prime development. You can have your cake and eat it, with this slice of absolute rural beauty located in a commuters heaven. Built with a difference this family run developer has created a stunning residential environment for a close knit community with many thoughtful touches including, stylish, high specification kitchens and bathrooms, specialist weathered farmhouse brick and sand coloured stone detailing. This classy and luxurious brand new home has two bedrooms, with an ensuite to master, spacious living room with Bi fold doors. All with stunning presentation and lawned garden. To truly appreciate this exceptional and unique opportunity built by family, for families, you'll simply have to join us and see it for yourselves!

- An Exclusive & Select Development
- Stunning Contemporary Modern Living
- High Specification & Unique Design
- Two Bedroom Town House
- Great For Commuting
- Full Details Available Upon Request

You can reach us **9am to 9pm**, 7 days a week

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Canopy Porch

Timber clad overhead storm canopy, Composite double glazed door to:

Generous Entrance Hall

With an instant gesture of refinement this inviting entrance hall is of a spacious size with luxury vinyl flooring, alarm control panel, digital thermostat, single groove contemporary architrave and skirting, ceiling spot lights and a radiator. Stairs rise to the first floor. Internal solid wood doors:

Guest W/c

Contemporary vanity sink unit with a chrome mixer tap and a splashback. Low level flush W/c. Luxury vinyl flooring and contemporary single groove architrave and skirting. Extractor fan and a chrome towel radiator.

Living Room 15' 5" x 13' 5" (4.71m x 4.10m)

Spacious, bright rear facing living room enjoying the outlook to the turfed rear garden via superb double glazed bi-fold doors. Single groove contemporary architrave and skirting, luxury vinyl flooring, two radiators and ceiling spot lights.



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Stunning Kitchen Diner 15' 6" x 8' 0" (4.72m x 2.44m)

Outstanding and stylish kitchen with contemporary two tone fitted base and eye level units, fitted work surfaces incorporating a one and a half bowl sink unit having a mixer extendable tap, geometric pattern splash back, fitted oven and an induction hob, contemporary circulator hood over, integrated fridge and freezer. Further integrated washing machine and slimline dishwasher. Luxury vinyl flooring and contemporary single groove architrave and skirting. Ample space for a table and set of chairs. Ceiling spot lights and a radiator. Double glazed window to the front elevation.



First Floor Landing

Spacious gallery landing with a loft access hatch, ceiling spot lights and a radiator. Airing cupboard housing the central heating boiler. Internal doors to:

Bedroom One 15' 6" x 9' 8" (4.72m x 2.95m)

Contemporary single groove architrave and skirting. Two radiators, two double glazed windows to the front elevation, internal door to:



Master Ensuite 6' 2" x 5' 10" (1.88m x 1.77m)

Stunning Ensuite with a tiled walk in shower cubicle with chrome fittings and a folding screen, vanity wash hand basin with a chrome mixer tap and a splashback. Low level flush W/c, chrome towel radiator, tiled flooring, ceiling spot lights and an extractor fan. Single groove architrave and skirting.

Bedroom Two 12' 0" x 8' 11" (3.65m x 2.73m)

Contemporary single groove architrave and skirting. Radiator, double glazed windows to the rear elevation.



Superb Family Bathroom 8' 0" x 6' 2" (2.45m x 1.88m)

Contemporary spacious bathroom with a white suite comprising of a fitted bath having a chrome mixer tap, chrome shower fittings over and a side screen. Vanity wash hand basin with a chrome mixer tap and splashback. Low level flush W/c. Chrome towel radiator, tiled flooring and partial tiled walls, ceiling spot lights and an extractor fan. Double glazed window to the rear elevation.

Outside Front

Community courtyard frontage with two immediate vehicle spaces in the form of a driveway. Lawn areas and pathway.

Outside Rear

Generous rear garden with a paved patio seating area and pathway, majority laid to lawn, enclosed by timber fencing.



Services

Flo gas submerged tanks. private treatment drainage. Mains water and electrics. and broadband. In addition there is a mechanical fresh air ventilation system providing efficient clean air.

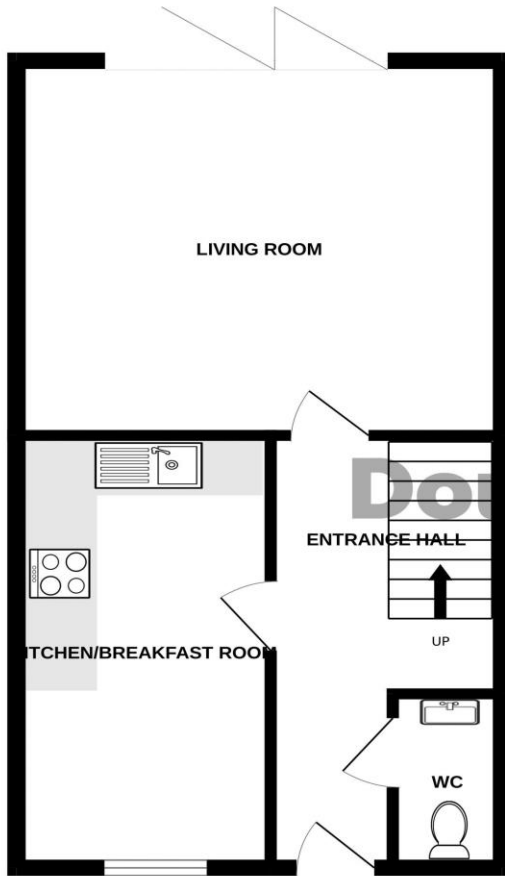
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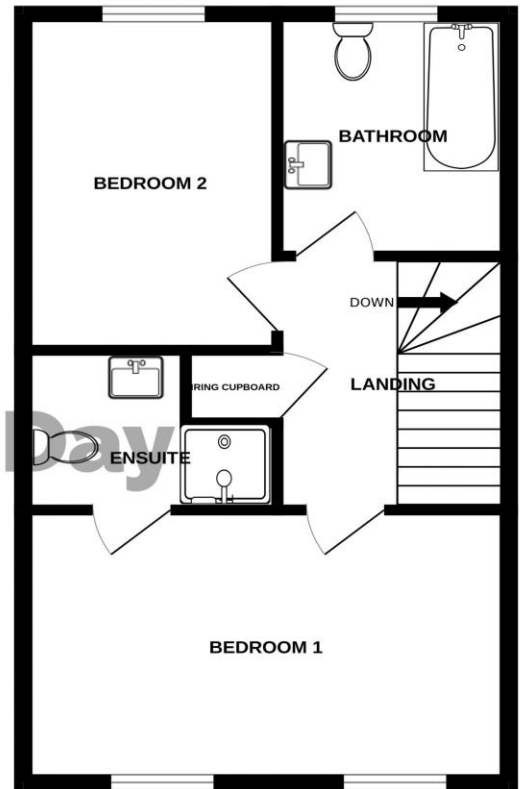
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	

TBC

England, Scotland & Wales



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