





SUPERB DETACHED HOME ON A NEW DEVELOPMENT WITHIN DUNSVILLE OFFERING SPACIOUS FAMILY ACCOMMODATION AND IMMACULATELY PRESENTED THROUGHOUT. This stunning move in ready house is now available for sale and positioned on a corner plot with detached garage and is sure to be popular with purchasers. An internal inspection is highly recommended to fully appreciate the finish in this home which briefly comprises of entrance hallway, WC, living room with bay window, modern kitchen/diner with French doors to the garden, utility room, stairs to the first floor landing, master bedroom with en suite shower room, two further spacious bedrooms, family bathroom with three piece suite, front/rear gardens, driveway and detached garage. AVAILABLE WITH NO CHAIN, CARPETS & BLINDS INCLUDED.

ENTRANCE HALL

6' 6" x 6' 3" (1.99m x 1.91m) The property is accessed via the front facing double glazed frosted door to the entrance hallway with further doors to the living room, kitchen and WC. Stairs also lead to the first floor, recently carpeted and wall mounted thermostat for heating system.

LOUNGE

10' 9" x 17' 7" (3.30m x 5.38m) Fabulous bright reception room with side facing double glazed bay window, front facing double glazed window, two radiators, television point, telephone point and recently carpeted.

KITCHEN/DINER

9' 9" x 17' 8" (2.99m x 5.39m) Beautiful kitchen with a range of modern cabinetry, square edge work surfaces with matching splash backs, incorporating a single and half bowl sink with drainer, four ring gas hob with extractor hood above, electric oven, freestanding fridge freezer negotiable, integrated dishwasher, spotlights, radiator, front facing double glazed window, side facing double glazed French doors to the garden, open access to the utility room, spotlights to the ceiling and television point.

UTILITY ROOM

6' 5" x 5' 1" (1.97m x 1.55m) Further utility space with work surface, plumbing for a washing machine, space for a tumble dryer or other appliance, radiator, storage cupboard beneath the stairs, boiler unit housed in cupboard and rear facing double glazed frosted door to the driveway.

WC

3' 4" x 5' 7" (1.03m x 1.72m) Benefitting from a low flush WC, wash hand basin, radiator, partially tiled walls, extractor fan and the electrical consumer unit.



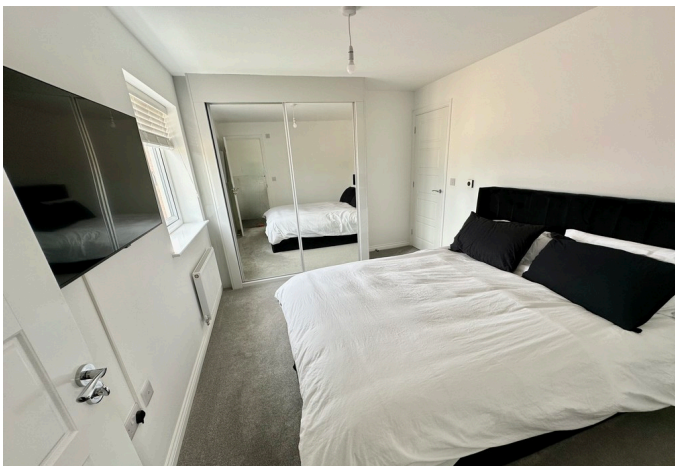
STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 11' 10" (1.97m x 3.61m) Providing access to the bedrooms/bathroom, rear facing double glazed window, radiator, storage cupboard and loft access point.





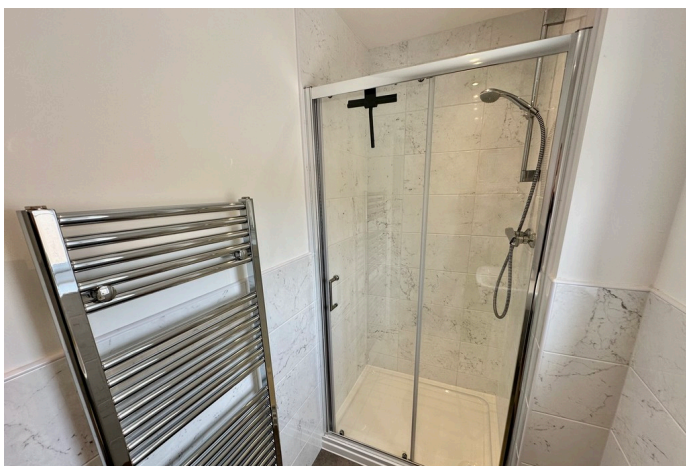


MASTER BEDROOM

9' 10" x 13' 5" (3.01m x 4.09m) Fantastic double bedroom with fitted wardrobes, side facing double glazed window, radiator, carpeted, thermostat control and door to the en-suite shower room.

ENSUITE

9' 10" x 4' 0" (3.00m x 1.22m) Immaculately presented shower room with low flush WC, wash hand basin, shower cubicle, heated towel radiator, partially tiled walls, spotlights, extractor fan and front facing double glazed frosted window.



BEDROOM

11' 1" x 7' 2" (3.38m x 2.19m) Further spacious bedroom with side facing double glazed window, radiator and carpeted.

BEDROOM

10' 7" x 10' 2" (3.25m x 3.10m) Third spacious bedroom with dual double glazed windows to the front/side allowing plenty of light, radiator and carpeted.

BATHROOM

6' 9" x 5' 6" (2.08m x 1.69m) Beautiful bathroom with three piece suite, comprising of a wash hand basin, low flush WC, bath, partially tiled walls, extractor fan, spotlights, radiator and front facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Corner plot with block paved corner, shrub beds, open access to the driveway to the rear leading to the garage and providing off street parking for two cars.

REAR GARDEN

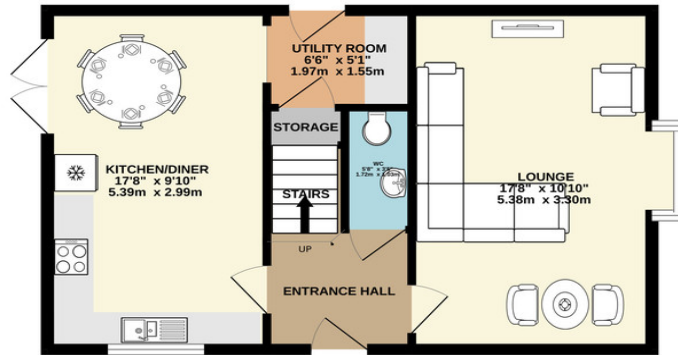
Gate from the driveway provides access to the garden which is wall enclosed and mainly laid to lawn with a paved patio. Security lighting and outside tap included.

GARAGE

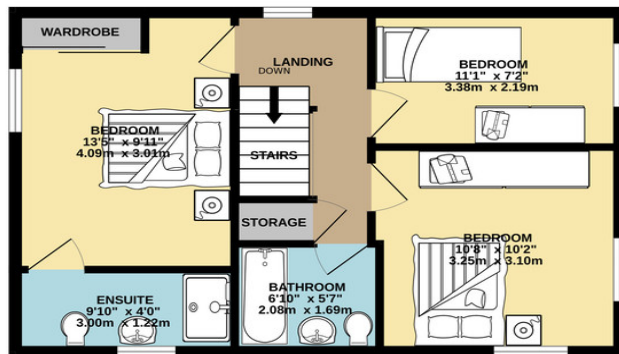
Detached garage with up and over door, power points and lighting.

NOTES

GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		