





BEAUTIFUL THREE STOREY HOME ON A RECENT DEVELOPMENT IN DUNSVILLE OFFERING SPACIOUS ACCOMMODATION THAT IS IMMACULATE THROUGHOUT. This delightful home will be admired by all purchasers with the stylish dressing and decor. Full of modern fixtures and fittings you will not want to leave this move in ready home... early viewings are definitely recommended. A semi-detached property that briefly comprises of entrance hallway, kitchen/diner, WC, lounge with French doors to the garden, stairs to the first floor landing, two spacious bedrooms, lovely bathroom, stairs to the second floor master bedroom with fitted wardrobes, en-suite shower room, off street parking on the driveway and an enclosed rear garden. STUNNING MODERN HOME IN DN7.

ENTRANCE HALL

4' 11" x 5' 8" (1.52m x 1.75m) This lovely home is accessed via the front facing double glazed door to the entrance hallway, door leads to the kitchen/diner, open access to the stairs to the first floor landing and a radiator.

KITCHEN/DINER

14' 0" x 10' 6" (4.27m x 3.22m) Superb modern kitchen/dining area with a range of fitted cabinetry at both eye and base level, square edge work surfaces with matching splash backs, incorporating a single bowl sink with drainer, four ring gas hob with extractor fan, chrome splash back, electric single oven, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, boiler unit in matching cupboard, door to the WC, storage cupboard beneath the stairs, door to the lounge and a front facing double glazed window.

WC

3' 4" x 4' 9" (1.04m x 1.46m) Benefitting from a low flush WC, wash hand basin, partially tiled walls, radiator and an extractor fan.

LOUNGE

10' 7" x 13' 8" (3.24m x 4.19m) Beautiful bright reception room that opens into the garden via the rear facing double glazed French doors, two rear facing double glazed windows and a radiator.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

6' 4" x 17' 4" (1.94m x 5.29m) With front facing double glazed window, two radiators, doors to two bedrooms/bathroom and open access to the stairs to the second floor.

BEDROOM

11' 0" x 13' 8" (3.37m x 4.18m) Overlooking the garden via the rear facing double glazed window, this double bedroom benefits from a radiator and a storage cupboard.







BATHROOM

6' 11" x 5' 5" (2.13m x 1.67m) Immaculate bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with glass shower screen, shower unit mounted above, partially tiled walls, radiator, spotlights and extractor fan.

BEDROOM

7' 0" x 10' 7" (2.14m x 3.25m) Further first floor spacious bedroom with front facing double glazed window and a radiator.

STAIRS

Leading from the first floor landing to the second floor.

SECOND LANDING

Door leads to the master bedroom.

MASTER BEDROOM

20' 6" x 10' 4" (6.25m max x 3.17m) max Fantastic master bedroom with fitted wardrobes, door to the en-suite shower room, two radiators, front facing double glazed window and a loft access point.

ENSUITE

4' 3" x 8' 2" (1.32m x 2.49m) Nicely presented shower room with shower cubicle, shower unit wall mounted above, low flush WC, wash hand basin, partially tiled walls, radiator, spotlights, extractor fan and rear facing double glazed Velux style window.

DRIVEWAY & FRONT GARDEN

Paved driveway provides off street parking for three cars, paved path and side access to the rear garden via a gate.

REAR GARDEN

Fence enclosed rear garden with central lawn, paved patio and side access gate to the driveway.

NOTES

FREEHOLD PROPERTY

YEAR OF NEW BUILD CONSTRUCTION: 2023

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS CENTRAL HEATING SYSTEM

AGE OF BOILER: 2023

GAS SERVICE: NOT REQUIRED YET

ELECTRICAL INSTALLATION: 2023





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		
1-20	G		