





FABULOUS EXECUTIVE SIX BEDROOM FAMILY HOME POSITIONED AT THE END OF WHIPHILL LANE IN ARMTHORPE AND ACCESSED VIA ELECTRIC GATED ENTRY. This delightful new detached house is one of two on this private development, it is slightly larger in square footage and must be viewed to be fully appreciated. This property offers the opportunity to have an input into the kitchen space and discuss with the developer fitting requirements. The house in brief comprises of entrance hallway, WC, lounge, study, open plan stunning living kitchen/dining area with bi-folding doors to the garden, utility room, internal door to the double garage, stairs to the first floor landing, two first floor bedrooms with en-suites/walk-in wardrobes, family bathroom, two further spacious first floor bedrooms, stairs to the second floor, two more second floor double bedrooms with en-suite shower rooms, shared access to the gated private driveways and double garage benefits from electric door. AMAZING HOME IN DN3.

ENTRANCE HALL

The front facing composite door leads to a generous hallway with porcelain tiled flooring, alarm system, front facing double glazed frosted window, spotlights, under floor heating, door to the WC and oak/glass staircase to the first floor with low level feature lighting.

WC

Benefitting from a low flush WC, wash hand basin within a vanity unit, half tiled walls, tiled flooring, under floor heating and spotlight.

STUDY

Versatile space that lends itself to an office or study with media cabinet on the wall, front facing double glazed window, under floor heating and telephone point.

LOUNGE

Beautiful reception space that will provide a cosy lounge with front facing double glazed window and under floor



heating.

LIVING KITCHEN/DINER

Ability to discuss fittings with developer. Great living kitchen/dining space with spotlights, porcelain floor tiling throughout, rear facing double glazed window, rear facing double glazed bi-folding doors to the patio, door to the utility room and under floor heating.

UTILITY ROOM

Great additional utility space with door to the double garage, spotlights, extractor fan and under floor heating. Ability to discuss fittings with developer.

STAIRS

Leading from the entrance hallway to the first floor landing, with beautiful oak stair case and glass insert.

FIRST FLOOR LANDING

Providing access to all first floor bedrooms/bathroom, further staircase leading to the second floor landing, front facing double glazed window and radiator.

BEDROOM 3

Spacious bedroom with door to the walk-in wardrobe, door to the en-suite, rear facing double glazed window and a radiator.

WALK-IN WARDROBE

Ideal for storage space.

ENSUITE

Stunning en-suite shower room with low flush WC, wash hand basin within vanity unit, walk in shower area with glass screen, dual shower head, spotlights, extractor fan, heated towel radiator, porcelain tiled flooring/walls and side facing



double glazed frosted window.

BEDROOM 4

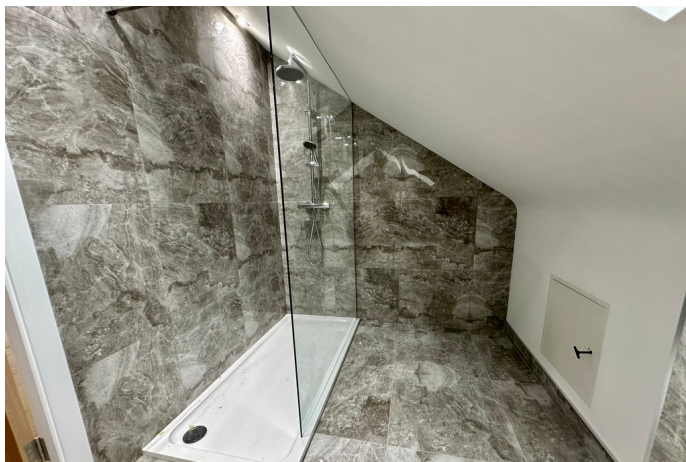
Positioned at the front of the house with walk-in wardrobe, door to the en-suite, radiator and front facing double glazed window.

WALK-IN WARDROBE

Ideal for storage space.







ENSUITE

Stunning en-suite shower room with low flush WC, wash hand basin within vanity unit, walk in shower area with glass screen, dual shower head, spotlights, extractor fan, heated towel radiator, porcelain tiled flooring/walls and side facing double glazed frosted window.

BEDROOM 5

Further double bedroom at the rear of the property with rear facing double glazed window and radiator.

BEDROOM 6

Smallest of the six bedrooms is still generous and benefits from a front facing double glazed window and radiator.

BATHROOM

Superb bathroom with low flush WC, wash hand basin, freestanding bath with corner chrome tap, porcelain tiled flooring and walls, spotlights to the ceiling, extractor fan, heated towel radiator and side facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor with velux style window above.

SECOND FLOOR LANDING

Providing access to both second floor bedrooms with en-suites.

BEDROOM 1

Excellent spacious second floor bedroom with two rear facing double glazed windows, radiator and door to the en-suite.



ENSUITE

Beautiful en-suite shower room with walk-in shower, glass divide, dual shower head, low flush WC, wash hand basin within a vanity unit, heated towel radiator, porcelain partially tiled walls/flooring, spotlights, extractor fan and front facing double glazed window.

BEDROOM 2

Lovely double bedroom with door to the en-suite shower room, two rear facing double glazed windows and a radiator.

ENSUITE

Further beautiful en-suite shower room with walk-in shower, glass divide, dual shower head, low flush WC, wash hand basin within a vanity unit, heated towel radiator, porcelain partially tiled walls/flooring, spotlights, extractor fan and front facing double glazed window.

FRONT PARKING

Shared driveway access to the electric gated entry with fob, to the paved/gravelled off street parking on the driveway and in front of the double garage.

SIDE & REAR GARDEN

Fence enclosed rear garden with beautiful patio space.

FREEHOLD PROPERTY

COUNCIL TAX BAND: G

CENTRAL HEATING SYSTEM: AIR SOURCE HEAT PUMP UNDER FLOOR HEATING DOWNSTAIRS AND RADIATORS ON FLOORS 1 & 2

VAILLANT HEAT PUMP WITH 5 YEAR GUARANTEE

FROM INSTALL IF SERVICED ANNUALLY

10 YEAR LABC WARRANTY WITH THE BUILD

2 YEAR CUSTOMER CARE DEFECT POLICY

KITCHEN BENEFITS FROM AEG APPLIANCES



TOTAL FLOOR AREA : 2646 sq.ft. (245.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		