



The Atrium, Caves Lane, Walkeringham, DN10 4LS

A unique opportunity has arisen to purchase a new construction detached house (4 beds/3 full baths) of approximately 260 sqm located on a quiet lane in the much sought-after village of Walkeringham. This bespoke architect designed home is flooded with light and incorporates numerous upgraded features as standard. The property will carry a 10 Year New Home Warranty

Key Features

Exterior General

- Gated and stoned driveway leading to integral double garage with remote controlled door
- 7 Kw EV Charger inside garage
- Large patio & lawned areas to the rear
- Electrical sockets & water tap
- Extensive house & landscape lighting package
- Wired Security camera system with recorder – App controls
- Wired Alarm system – App controls
- Aluminium windows and doors
- Solar glass door panels and roof lights

Interior General

- 13 zone **underfloor heating** to both ground & first floors (including shower areas)
- Efficient Air Source Heat Pump
- Ceramic tile and Karndean floor coverings throughout interior
- PIR controlled lighting in many areas
- USB points
- Bathrooms are minimum half tiled with quality fixtures & LED mirrors

Atrium

- 2 storey glass entrance with chandelier fixture & 3 skylights
- Oversize aluminum entrance door
- Bespoke floating oak tread staircase with glass balustrade
- Stairway lighting
- Leading to Garden Room with bifold doors (5 panels) onto patio
- Tiled quality 3-piece bathroom with wet room shower
- Coat closet
- Balcony seating/work area to first floor level
- Easy access attic storage with sub flooring

Living Room

- Prewired for TV & data
- Vaulted ceiling with chandelier
- Wall lights

Open Plan Kitchen/Dining room

- Nobilia XL Line furniture with lighting
- Dekton Bromo work surfaces
- Siemens Full size integrated Fridge
- Siemens Full size integrated Freezer
- Integrated Siemens dishwasher & Dunovox wine cooler
- Integrated Siemens combination microwave & single wall oven
- Additional Siemens wall oven & warming drawer
- Large island for entertaining with built-in Elica induction hob/extractor
- Undermount stainless steel sink with boiling water tap
- Three large roof lights (each 1m x 3m)
- Bi-fold doors (5 panels opening to patio area)
- Upgraded lighting package including 3 island pendants
- Pre-wired for TV & Data

Utility/Mud room

- Extensive Nobilia XL furniture on 2 sides
- Countertop & sink
- Ready for washing machine/dryer integrated in cabinets
- Bench seating with coat/hat hanging space
- shoe/boot cabinet
- Ironing cabinet
- exterior entry door

Master bedroom suite 1 (ground floor)

- Bedroom with TV & data points
- Large tiled quality 4-piece wet room with skylight
- Walk-in closet

Master bedroom suite 2 (first Floor)

- Vaulted ceiling bedroom with beautiful field views
- TV & Data points
- Walk-in closet
- Tiled 4-piece wet room (Victoria & Albert free standing tub)

Two further bedrooms

- Ground floor
- First floor with skylight
- Karndean flooring
- TV & Data points