



FARDELLA
& **BELL**



Plot 45 - Thirteen70, Trough Laithe Road, Nelson

Fixed Price £405,000



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, Nelson

Tenure: Freehold

- New Build
- Fully Fitted Kitchen - Choice of 10 different colourways
- Silestone Worktops & Upstands
- 10 Year NHBC Build Warranty
- Freehold
- Sonos WiFi Smart Speaker
- "Wondrwall" Intelligent Home System Included
- Including 5% Deposit Contribution + Flooring
- Turf Included
- TikTok Tour



General

We give you more as standard, NO hidden extras. -Fully fitted kitchen with a choice of 10 different colourways - 'Hoover' and/or 'Haier' integrated appliances to kitchen: - -2- & 3 beds - one single oven, induction hob & fridge/freezer - 4beds - two single ovens, induction hob, fridge/freezer and dishwasher -'Silestone' worktop and upstand to kitchen (matching complementary laminate worktop to 'lootility') -'Moduleo' flooring to kitchen and wet areas -Triple glazed windows to upper floor/s and double glazing to ground floor

Description

-Full height tiling to double shower enclosure, half height tiling behind sink and WC and two tile height tiling around bath -Mirrored vanity wall cabinet and heated towel rail to bathroom and ensuite -Fitted wardrobe to main bedroom iParcelbox.....never miss another delivery! -Landscaped front garden & turf to rear -Shed to rear garden (4 beds only) -"Wondrwall" intelligent home system (one switch installed to ground floor only)

Description

-"Sonos" wi-fi smart speaker -Open plan, flexible living - you choose if you'd like your kitchen to the front, or rear of your new home (subject to build stage and not available as an option on all house types - check with Sales Executive) -'Grain' hyperfast broadband available from move-in (subject to subscription fee) -10-year NHBC build warranty -Properties sold as FREEHOLD - EPC Rated 'B'

Description

state Management Charge - Approx - £247 per annum (Images are for illustrative purposes and are of the show homes on the Keld, Barrowford Site)









DRIVEWAY

2 Parking Spaces





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