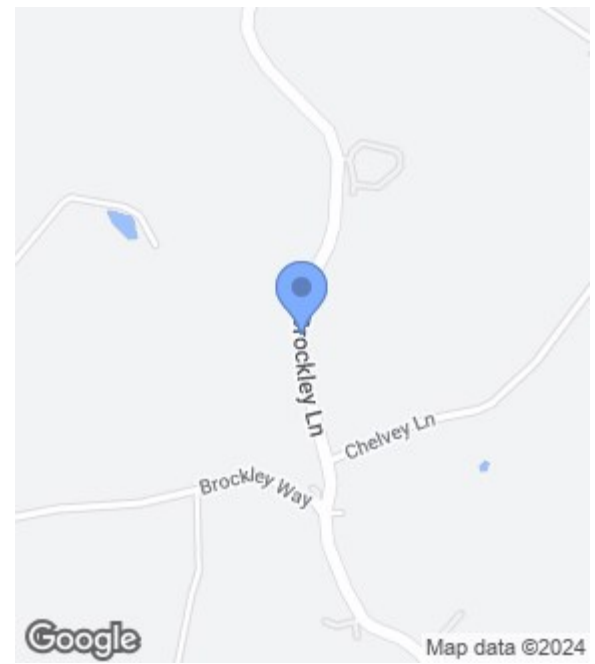


Orion House

Approximate Gross Internal Area = 298.4 sq m / 2135 sq ft



For illustrative purposes only. Not to scale. ID1057070
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Freehold
Floor area: 2135.00 sq ft
Tax Band: New Build

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Orion Brockley Lane, Brockley, North Somerset, BS48 4AH
£1,075,000



This brand new and particularly stunning, 4 Bedroom detached eco home, boasting large gardens, built to an exceptionally high specification with a high level of efficiency and environmental impact, located in Brockley, on the fringes of Backwell and located to the south of Bristol city centre. 'Orion House' is a home of sheer quality with a thoughtful selection of fixtures & fittings offering flexible living with well proportioned rooms, bursting with natural light, incorporating the benefits of modern technology designed for minimal maintenance. On the ground floor, the layout comprises: Entrance Porch, Open Plan Lounge/Kitchen/Dining Room, Utility Room, 2 Bedrooms - 1 with an En Suite, along with a Shower Room. On the first floor there are 2 further Bedrooms - 1 with En Suite, a Family Bathroom and a very useful Store Room, whilst externally there are gardens to the front and rear, driveway parking for numerous cars and a large paddock. Offered for sale with no onward chain. EPC rating - A.

Entrance Hall
7'6" x 5'9" (2.31 x 1.76)



Open Plan Kitchen/living/Dining Room

41'3" x 17'8" (12.57m" x 5.38m")

Guest Bedroom

17'8" x 10'3" (5.38m" x 3.12m")

Guest Suite

10'4" x 3'6" (3.15m" x 1.07m")

Bedroom 4/Snug

10'4" x 9'9" (3.15m" x 2.97m")

Utility Room

10'3" x 8'6" (3.12m" x 2.59m")

Shower Room

8'3" x 6'9" (2.51m" x 2.06m")

Main Bedroom

18'5" x 10'3" (5.61m" x 3.12m")

En Suite

9'2" x 3'8" (2.79m" x 1.12m")

Bedroom 3

17'3" x 10'4" (5.26m" x 3.15m")

Family Bathroom

10'4" x 8'5" (3.15m" x 2.57m")

Store Room/Office

7'0" x 6'4" (2.13m" x 1.93m")

Gardens, Paddock & Workshop

