



POWERED BY  
**exp**® UK



# 44 Roberts Drive, Graven Hill

£699,995

🛏️ 4 🚿 3 🚗 1





An award winning, 4 double bedroom, 2 ensuite, high energy efficient 'Passive' design home, offering generous 3 level accommodation to include: Open plan ground floor living, master level with dressing area, spacious ensuite & roof terrace.

Key Information - -Award-winning Architect-designed property completed in 2019

-10-year structural warranty provided by Premier Guarantee (cover commenced November 2019)

-Highly energy-efficient design incorporating 'passive' design principles

-Accommodation split over three-storeys, including 4 double-bedrooms and 4 WC's/ bathrooms

-Second floor master suite opening onto roof terrace with south-facing views towards Graven Hill woodland; Layout comprises bedroom with adjoining dressing space and spacious en-suite complete with freestanding bath

-Open-plan ground floor space with floor-to-ceiling glazing at front and rear of property, including large sliding doors to enable indoor/ outdoor living

-VELFAC composite aluminium/ timber windows incorporating energy efficient triple-glazing

-Multi-zoned underfloor heating throughout the ground floor with intelligent control via Heatmiser Neo mesh networking

-MVHR (Mechanical Ventilation with Heat Recovery) installed throughout the premises providing a clean filtered air supply and increased energy efficiency

-First-floor internal balcony with continuous glazed balustrade overlooking double-height space

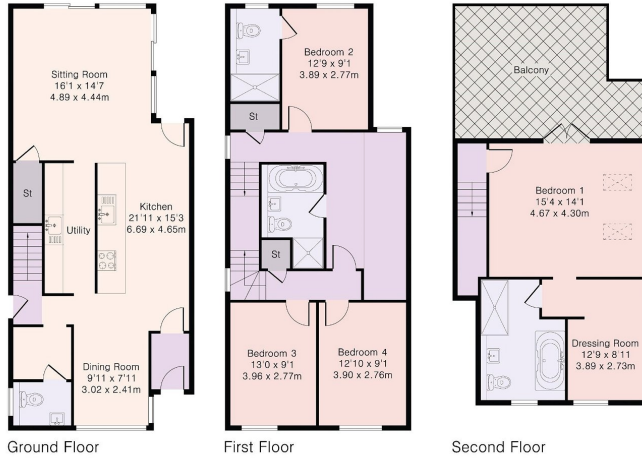
-High-specification modern kitchen including 4.2m long island incorporating breakfast bar; Siemens/ Neff integrated appliances including fridge, freezer, dishwasher, induction hob, double oven and extract hood; Premium Silestone® solid surface worktops with undermounted stainless steel sinks and mixer taps

-All bathrooms fitted with contemporary sanitaryware including wall-hung WC's with concealed cisterns and chrome flushplates by Grohe, semi-pedestal wash basins and Hansgrohe mixer taps; Grohe concealed system showers with rainshower head and separate handspray, with level access shower trays and glazed shower





Approximate Gross Internal Area 2026 sq ft – 188 sq m  
 Ground Floor Area 753 sq ft – 70 sq m  
 First Floor Area 765 sq ft – 71 sq m  
 Second Floor Area 508 sq ft – 47 sq m



- 4 Double bedrooms
- Open plan kitchen/dining/living accommodation to ground floor
- Utility room leading to downstairs WC
- Rear garden
- Entrance hallway
- Master bedroom with ensuite, dressing room & private roof terrace
- Guest bedroom with ensuite
- Family bathroom
- Parking to side
- Passive, eco design



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

M: 07970663757

E: martin.drew@exp.uk.com

