



IAN PATERSON

exp<sup>®</sup> UK

@ [ian.paterson@exp.uk.com](mailto:ian.paterson@exp.uk.com)

🌐 [ianpaterson.exp.uk.com](http://ianpaterson.exp.uk.com)

📞 07875 946 183

# 5 Rounton Grange, Grey Towers Village

£440,000

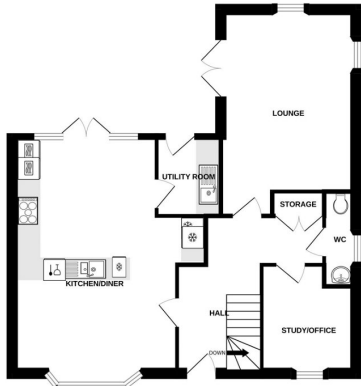
🛏️ 4 🚿 2 🪑 2



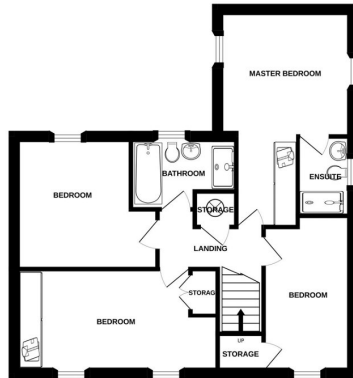
QUOTE REF: IP0768 WHEN CALLING FOR MORE INFORMATION OR TO ARRANGE A VIEWING. Sitting on an elevated position in arguably the 'nicest' spot within this lovely development is a brilliant example of a modern executive home in a modern exclusive development. Built by 'David Wilson' homes to their exacting standard this 'Avondale Stone' design home has had time to settle down and have any snagging issues taken care of. A change of circumstances has resulted in this home unexpectedly coming onto the market and this means that the new owners will inherit the benefits of the 10 year NHBC Buildmark (starting July 2023) as well as the 2-year fixtures and fittings warranty (starting July 2023). Piece of mind. With a wonderful golden hue to the external stonework augmented by the 'Georgian' style windows, it really is a home to be proud of. Very briefly; hall, cosy and private lounge, wonderful kitchen/diner/lounge flooded with natural light and having high spec fitted integral goods, study/office, utility room, ground floor cloaks/wc. The first floor has a master bedroom with fitted robes and an en suite, three double bedrooms and a four piece family bathroom. Externally, the property has a brick built garage with pitched roof, power and light. The house sits upon a generous plot framed by a well maintained lawn to the frontage as well as a handsome rear garden enveloped by dwarf stone walling and timber fencing. With high spec fixtures and fittings and all of the trappings of an executive family home in a great location, an early viewing is (perhaps obviously) recommended.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

- 'DAVID WILSON' BUILT 'AVONDALE STONE' DESIGN HOME
- SHOW HOME STANDARD FINISH
- EXCELLENT / INTELLIGENT DESIGN
- WONDERFUL KITCHEN/ DINER/LOUNGE WITH HIGH SPEC INTEGRAL UNITS
- THREE FURTHER DOUBLE BEDROOMS
- GENEROUS GARDENS & GARAGE
- ELEVATED POSITION WITH WATERSIDE VIEWS
- PRIVATE AND COSY LOUNGE DESIGN
- MASTER BEDROOM WITH FITTED ROBES AND EN SUITE
- FOUR PIECE FAMILY BATHROOM SUITE

