



Plot 3, Ivetsey Mews, Ivestey Bank, Wheaton Aston

Offers In Region Of £360,000

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Plot 3, Ivetsey Mews, Ivestey Bank, Wheaton Aston

PLOT 3 - A BEAUTIFULLY DESIGNED AND HIGHLY DECEPTIVE BRAND NEW 3/4 BEDROOM SEMI DETACHED FAMILY HOME WITHIN A RURAL LOCATION - REF LC1235

Lee Cooke eXp Personal Estate Agents presents a selection of brand new luxury homes conveniently located for Wheaton Aston, Brewwood and Bishops Wood. **PLOT 3 COMES WITH ITS OWN GARAGE AND FRONT OFF ROAD PARKING**, pleasant front and rear gardens.

The ground floors feature beautiful breakfast kitchens with integrated appliances, spacious lounge diner with feature bi-folding doors, guest cloaks/WC.

Over the first and second floors are a selection of 3/4 bedrooms (which includes the whole second floor area complete with its own master 27 foot bedroom and ensuite), along with a family bathroom on the first floor. **INCLUDES A 10 YEAR WARRANTY.**

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Entrance Hall

A welcoming entrance hall featuring a quality double-glazed composite door to the front elevation, alarm control panel, wall-mounted consumer unit, and oak internal doors leading to all ground-floor rooms. Staircase with handrail and spindles leads to the first-floor landing. Finished with ceiling spotlights and a central-heated radiator.

Guest WC

Fitted with a modern suite incorporating a **GEBERIT** toilet, wall-mounted wash basin, heated towel rail and integrated ventilation system. Oak door to the entrance hall.

Breakfast Kitchen

Presented with a superb range of feature wall and base units with low-profile square-edge worktops and ample pan-drawer storage. Includes a one-and-a-half bowl sink with feature mixer tap and a full range of **integrated appliances** including fridge/freezer, dishwasher, washing machine, Grundig oven, induction hob and extractor. Double-glazed window to the front, ceiling spotlights and mechanical air-circulation ventilation.





Family Lounge

A spacious and bright lounge featuring soundproofed bi-folding doors opening to the rear garden. Includes a storage cupboard housing the Worcester boiler, oak internal door, air-circulation system, aerial point, two central-heated radiators and recessed ceiling spotlights.

Landing

With staircase rising from the ground floor and a further staircase leading to the second floor. Includes a thermostatic wall control, storage cupboard, smoke alarm, internal oak doors and ceiling spotlights.

Bedroom Two

Situated to the rear with two double-glazed soundproof windows, oak internal door, central-heated radiator, aerial point and an integrated circulation/ventilation system.

Bedroom Three

Front-facing double-glazed soundproofed window, central-heated radiator, aerial point, ventilation and oak door to landing.

Bedroom Four / Study

Front-facing soundproof double-glazed window, radiator, aerial and telephone point, ventilation system and oak door. *Please confirm your preferred usage with your conveyancer.*

Family Bathroom

Beautifully appointed with a fitted suite including a **GEBERIT integrated WC**, panel bath with shower screen, wall-mounted wash basin, tiled floor and walls, extractor fan, heated towel rail, and oak internal door.

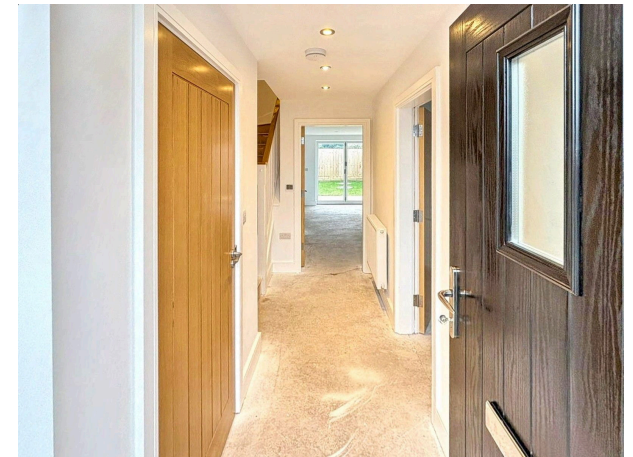
Second Floor Accommodation – Master Suite

(Viewing is highly advised)

A superb **full-floor private suite** measuring **32'0" x 12'8" max / 9'7" min**, offering an apartment-style level of living. Featuring dual soundproofed double-glazed windows to front and rear providing impressive field views. Includes two central-heated radiators, thermostatic control system, mechanical ventilation and air purification system, large storage cupboard and oak door to landing.

Master Ensuite

Fitted with a contemporary suite comprising a **GEBERIT integrated toilet**, vanity-set wall-mounted wash basin, walk-in shower area, shaving point, part-tiled walls, heated towel rail, mechanical ventilation and oak door to master bedroom.





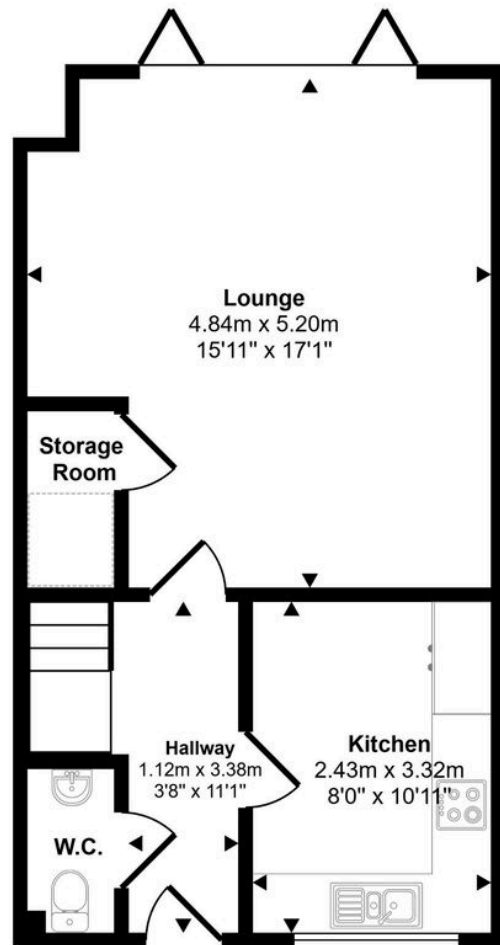
ADDITIONAL FEATURES (All Plots)

- 10-Year Builders Warranty
- Sewerage Treatment System
- Flow-Gas Metered On-Site Tank (*no standing charge*)
- Internal Air Purification & Circulation System
- Soundproof Glazing
- Electric Garage Access
- Integrated Kitchen Appliances
- Multi-Floor Thermostatic Control Systems
- Estate Charge: **£65 per calendar month**

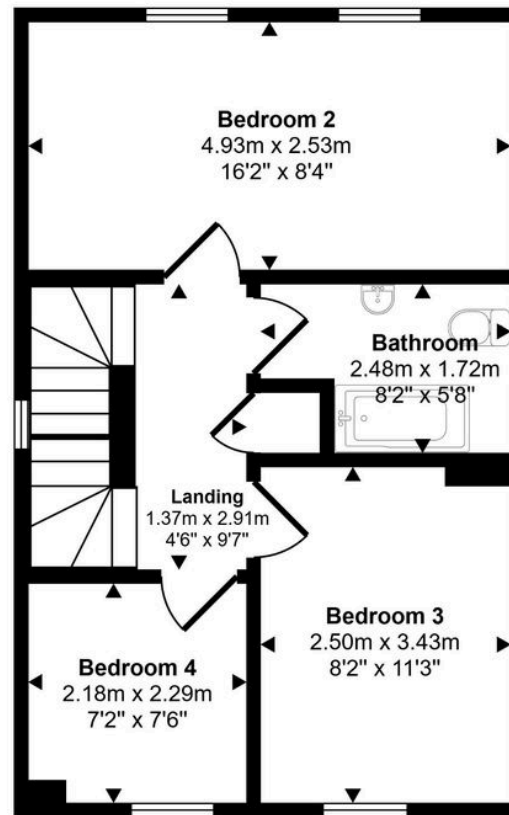
External Features

The development is approached via a communal entrance with brick-built pillars. The property includes its own front garden with lawn, shrubs, external power points and gated side access to

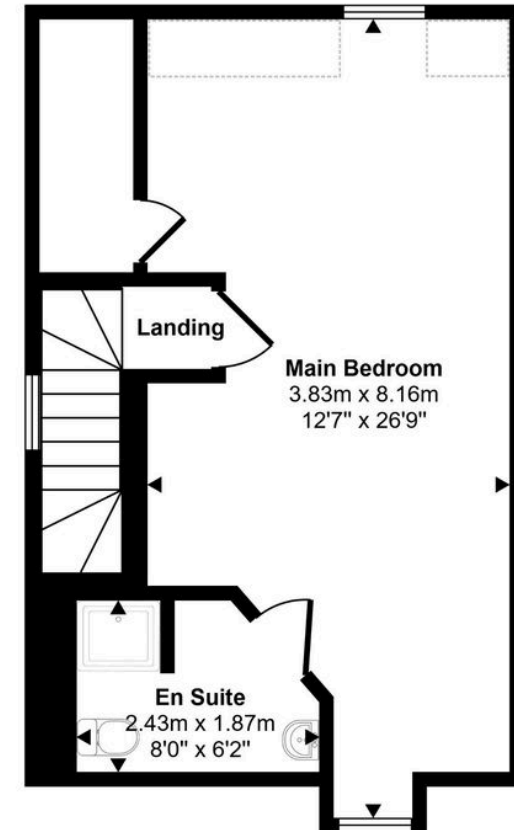
Approx Gross Internal Area
118 sq m / 1269 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft



First Floor
Approx 39 sq m / 420 sq ft



Second Floor
Approx 38 sq m / 405 sq ft

 Denotes head height below 1.5m