



Plot 57 Gardenia Barnes Lane

| DE11 8GX | Prices From £399,995

**ROYSTON
& LUND**

- Owl Homes - Marys Meadow Plot 57 - The Gardenia
- Single Garage
- 4 Bedroom Detached Home
- Lounge With French Doors
- Freehold
- Larger Than Average Garden in a Secluded Plot
- Beautifully Appointed Kitchen With Integrated Appliances
- En Suite To Principle Bedroom
- New Build
- Contact The Office for An Appointment For Your Personal Tour





Experience the charm of The Gardenia at Mary's Meadow, a four bedroom detached property set in a prime location on this new development, Boasting a spacious rear garden and a standalone single garage, ideal for modern living. This plot has a larger than average Garden

This detached, four-bedroom home is tailored for busy families and those who love to entertain. The ground floor welcomes you with an inviting hallway, a convenient cloakroom, and a versatile space that can serve as a home office or snug. The lounge, with its beautiful bay window, offers a light-filled and comfortable area for relaxation.

Upstairs, you'll find a spacious master bedroom with an en-suite, offering a private retreat for comfort. An elegant family bathroom serves the needs of the whole family, while three additional bedrooms ensure plenty of space for children and guests.

Ready January/February 2024

***This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The Illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this house. For the exact plot specification, details of external and internal
Disclaimer: Owl build some homes in brick, some we render some are part rendered – sales advisor will discuss individual plot



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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