



Calling all homemakers! Looking for a spacious, stylish, and energy-efficient new home? Look no further than Number 36 Cowper Street, one of four exclusive homes in a new development by Britannia Homes. This carefully designed home offers spacious rooms spread over three floors. Cook up a storm in the stunning family-sized kitchen, kitted out with an extensive range of integrated appliances and glistening Quartz worktops. The ground floor also hosts a cosy sitting room and handy cloakroom. Ascend to find three generously-sized double bedrooms, a private en suite, and a family bathroom. Rest easy knowing these homes come with a Build Zone 10-year warranty. These new homes are designed to be energy efficient, with an air source heat pump and underfloor heating to the ground floor. They also have extra deep insulated walls and uPVC double glazing, making them warm and comfortable all year round. And if that's not enough, there's also off-road parking to the front and a large enclosed garden to the rear around 90 feet (27m) deep so you can enjoy al fresco dining on the patio or relax in the gravelled sitting area. With Britannia Homes attention to detail and finish backed by a Build Zone 10-year warranty, you can be sure that this home is built to last. So what are you waiting for? Come and view and see for yourself just how spacious and special these well designed homes really are. Limited availability - act now! EPC rating to be confirmed when build complete.

**Tenure: Freehold**  
**Energy Rating: B**  
**Council Tax Band: New Build**

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SALES & LETTINGS



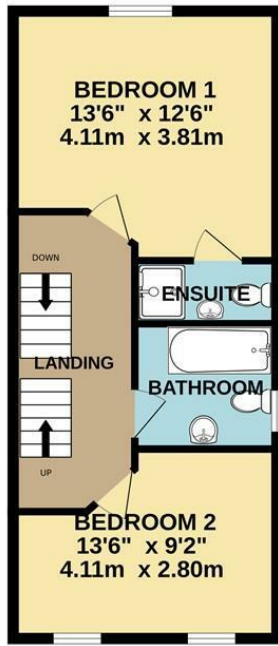


**GROUND FLOOR**  
636 sq.ft. (59.1 sq.m.) approx.

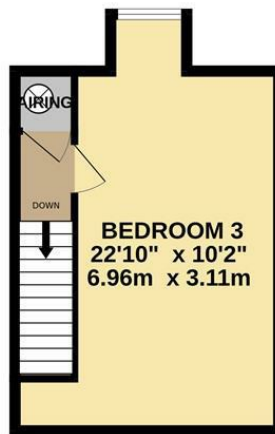
**TOTAL FLOOR AREA:** 1357 sq.ft. (126.0 sq.m.) approx.

Whilst 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.  
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**1ST FLOOR**  
450 sq.ft. (41.6 sq.m.) approx.



**2ND FLOOR**  
270 sq.ft. (25.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			92
(81-91) <b>B</b>		85	
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**General specification**

**Kitchen:** Dove grey units, quartz work tops, integrated appliances include: Induction hob with extractor over, oven, microwave, dish washer, washing machine, fridge freezer.

**Sanitary ware:** white and chrome. **Heating:** Air source heat pump, hot water tank located on second floor landing, under floor heating on the ground floor and radiators above. **uPVC double glazing,** composite front door. **Joinery:** White painted modern style fire retardant doors, white 120mm moulded skirting and architrave. **Walls:** finished in white emulsion. **Parking area:** Block paved.

**Rear garden:** Enclosed with 1.8m high close boarded fence, turfed, patio with steps to garden, level gravel area to far end. **Services:** Virgin Media Fibre. EON electric. Anglian Water. (subject to change without prior notice)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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