

## Vulcan place



3 beds 1 bath 1 living

£795 pcm



### Key Features

- Immaculate Modern Property
- Three Spacious Bedrooms
- Open Plan Kitchen/Living Room Area
- Integrated Electric Oven And Hob
- Downstairs Cloakroom
- Wonderful Neutral Décor Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Full Description



Belvoir are pleased to offer an immaculately presented 3 bedroom property, situated on a popular new development in Watton. Within close proximity to local amenities and schools. Benefitting from a modern neutral decor, providing a luxury space for family living.

The accommodation comprises an entrance hall with wood effect laminate flooring, cloakroom with close coupled toilet and basin. A feature kitchen with white units and chrome accessories, wood effect surfaces and integrated electric oven with hob, catering from a dynamic home environment. A spacious lounge, profiting from ample natural light through the patio doors to the rear of the property. Upstairs situates three generously sized bedrooms and 3-piece bathroom suite with shower over bath. The well-proportioned garden provides a wonderful sunspot, which is fully enclosed with side access and laid with artificial grass. The property also has two allocated parking spaces to the front.

We endeavour to make property particulars accurate and reliable, however, they do not constitute or form part of any contract and none is to be relied upon as statements of representation or fact. Any service, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

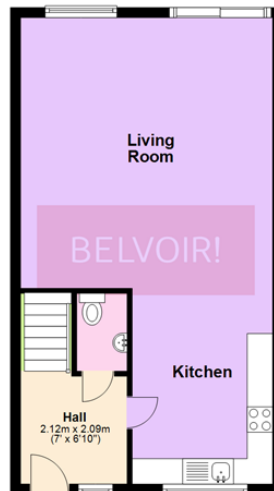


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### Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purposes only and should be used as such.  
Plan produced using PlanUp.

## First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)

