



Hopton Rise White Lion Park, Malmesbury SN16 0QW


allen & harris

welcome to

Hopton Rise White Lion Park, Malmesbury

- "A" Rated Energy Efficiency
- Air Source Heat Pumps
- Solar Panels
- Electric Car Charge Point
- Turfed Rear Garden

Tenure: Freehold EPC Rating: Exempt

£495,000

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Property Ref:

CHP111177 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Kitchen/Breakfast Room

Kitchen by Symphony, Upstand to match worktop with glass splashback behind hob and under unit pelmet lighting, Stainless steel 1.5 bowl sink and drainer to kitchen, Stainless steel single bowl sink and drainer to boot room, Hansgrohe Monobloc Tap, SMEG appliances, 75cm to 90cm black induction hob, 60cm black built in double multifunction oven, 90cm extractor hood in stainless steel and clear glass chimney hood, Integrated 50/50 split fridge/freezer, Integrated dishwasher, Space, plumbing and electrics for future installation by purchaser of washing machine and tumble dryer in boot room, Recessed LED downlights to kitchen area

Bathroom/Cloakroom/Ensuite

Roca sanitaryware throughout, Hansgrohe Monobloc basin taps in chrome finish or similar Hansgrohe shower and kit in chrome finish or similar, Hansgrohe shower and kit in chrome finish or similar, heated towel rail to bathroom and ensuite only where applicable, wall tiles by PORCELANOSA- full height to bath, full height to shower area, and splashback to wash hand basin, CAMARO Luxury floor vinyl tile

Heating/Electrical

Ideal* Monobloc Air Source Heat Pump and Hot Water cylinder, Giacomini underfloor heating to ground floor, Myson radiators to first floor, Heatwiser* Wifi Control Thermostat to control both heating and hot water, White slim profile faceplates, Pendant light fittings throughout except for kitchen area, bathrooms and ensuites which receive recessed LED downlights, Media

points fitted throughout - refer to electrical plans for more details, Shaver socket to bathroom and ensuite, Mains operated smoke/heat detectors with battery back up

Interior

Double glazed PCVu windows and French doors with multi-point locks, Ceilings and wall painted in white matt emulsion with smooth finish, Moulded skirting boards and architrave with white satinwood painted finish, Internal doors with vertical 5 groove panel with white satinwood paint finish, Internal door furniture in satin chrome finish, Ash handrail and newel caps with painted white satinwood finish, balustrades and strings, Wardrobes where applicable - refer to house type plans with sales consultant

Exterior

Light and socket provided to selected garages, Multi-Point Lock GRP door with contemporary glazing. Painted finish in Baytree Green, PIR light fittings to front and rear, External double socket, Fully enclosed rear garden with fencing or wall, dependent on plot, Turf to rear gardens. Landscaping scheme to front garden (refer to landscape drawing with sales consultant) Veridan PV Panels - refer to plot specific drawing with sales consultant, Up to 7.3kw - Project EV or similar



 **allen & harris**



01249 655255



chippenham@allenandharris.co.uk



37 Market Place, CHIPPENHAM, Wiltshire,
SN15 3HT



allenandharris.co.uk