



Instinct Guides You



## Helyar Drive, Chickerell £565,000

- Brand New Home
- Four Double Bedrooms
- Substantial Garden
- Double Garage & Parking
- Fronts An Attractive Green Space
- Open Plan Lounge / Dining Room
- Utility & Modern Fitted Kitchen
- Generous Cloakroom



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Welcome to Helyar Drive, this double fronted detached brick home has four double bedrooms and overlooks an attractive pond area/green space and boasts far-reaching views from upstairs. This generous family home has a substantial garden, a double garage with parking and modern contemporary spaces throughout.

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom and under-stairs storage cupboard. The open plan kitchen/dining room has bright, dual aspect with pleasant views and a door leading to the utility room and rear garden. The Living room adjacent has double doors that lead outside, helping to merge the boundaries between home and garden.

The first floor comprises four double bedrooms, with bedroom one enjoying a shower room ensuite and far-reaching views. The family bathroom is finished to a superb finish comprising a bath with shower over, wash hand basin and w.c complimented by decorative tiling.

\*Please note the show home is a different style house and should be used as guidance only to give an indication on the style and quality of finish.



## Room Dimensions

Living Room 12'2" x 21'9" max (3.71 x 6.65 max)

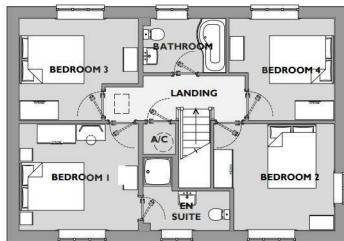
Kitchen / Dining Room 12'2" x 21'9" max (3.71 x 6.65 max)

Bedroom One 12'2" x 10'11" (3.71 x 3.35m)

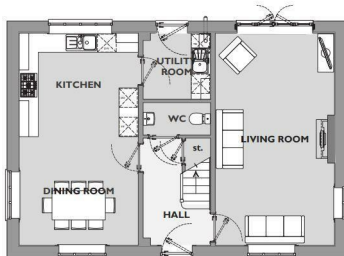
Bedroom Two 12'4" x 10'11" max (3.76 x 3.35m max)

Bedroom Three 12'2" x 10'5" max (3.71 x 3.20m max )

Bedroom Four 10'9" x 10'5" max (3.28 x 3.20m max)



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.