



Instinct Guides You



## Helyar Drive, Chickerell £440,000

- Brand New Detached Home
- Westerly Aspect Enclosed Garden
- Three Double Bedrooms
- Garage & Parking For Two Vehicles
- Close To Attractive Greenspace
- Open Plan Kitchen/Diner
- Bathroom & En-suite
- 10 Year NHQB Warranty



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Welcome to this beautiful, brand-new detached home, boasting three double bedrooms, a bathroom & en-suite, parking for two vehicles & garage. The home offers a superb position in the development close to two attractive green spaces and a well-proportioned westerly aspect enclosed garden.

On the ground floor, a welcoming entrance hall with a useful downstairs cloakroom and under-stairs storage cupboard welcomes you. The open plan kitchen/dining room at the rear has a wonderfully bright, contemporary feel, with pleasant views and double doors that lead outside helping to merge the boundaries between home and garden. The living room at the front offers a wonderful contrast to the open plan rear of the home offering a cosy family room with ample space for furnishings.

The first floor comprises three double bedrooms, with bedroom one enjoying a well-appointed shower room ensuite. 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. Two storage cupboards complete the first-floor.

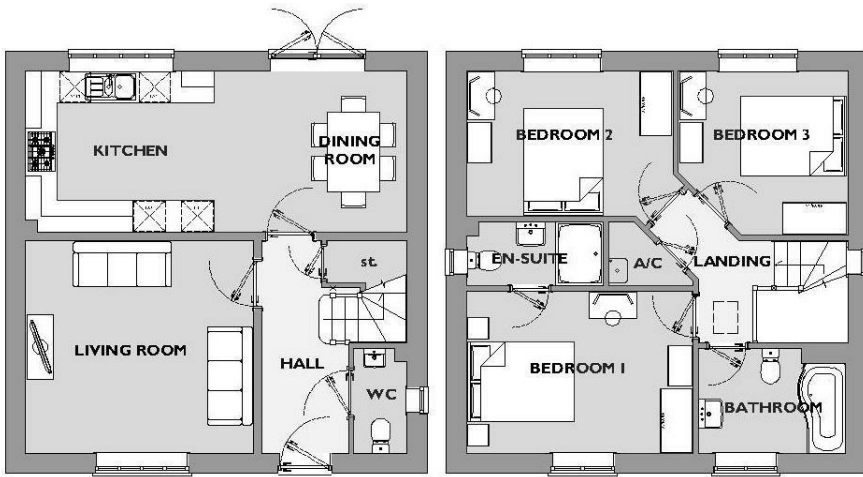


### Room Dimensions

- Living Room 14'1" x 13'2" max (4.30 x 4.03 max)
- Kitchen / Dining Room 23'7" x 9'11" max (7.19 x 3.03 max)
- Bedroom One 14'0" x 10'0" max (4.27 x 3.06 max)
- Bedroom Two 12'9" x 8'11" max (3.89 x 2.73 max)
- Bedroom Three 10'5" x 10'1" (3.20 x 3.08)

### Agents Notes

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(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			
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) <b>A</b>		
(81-91) <b>B</b>			
(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 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.