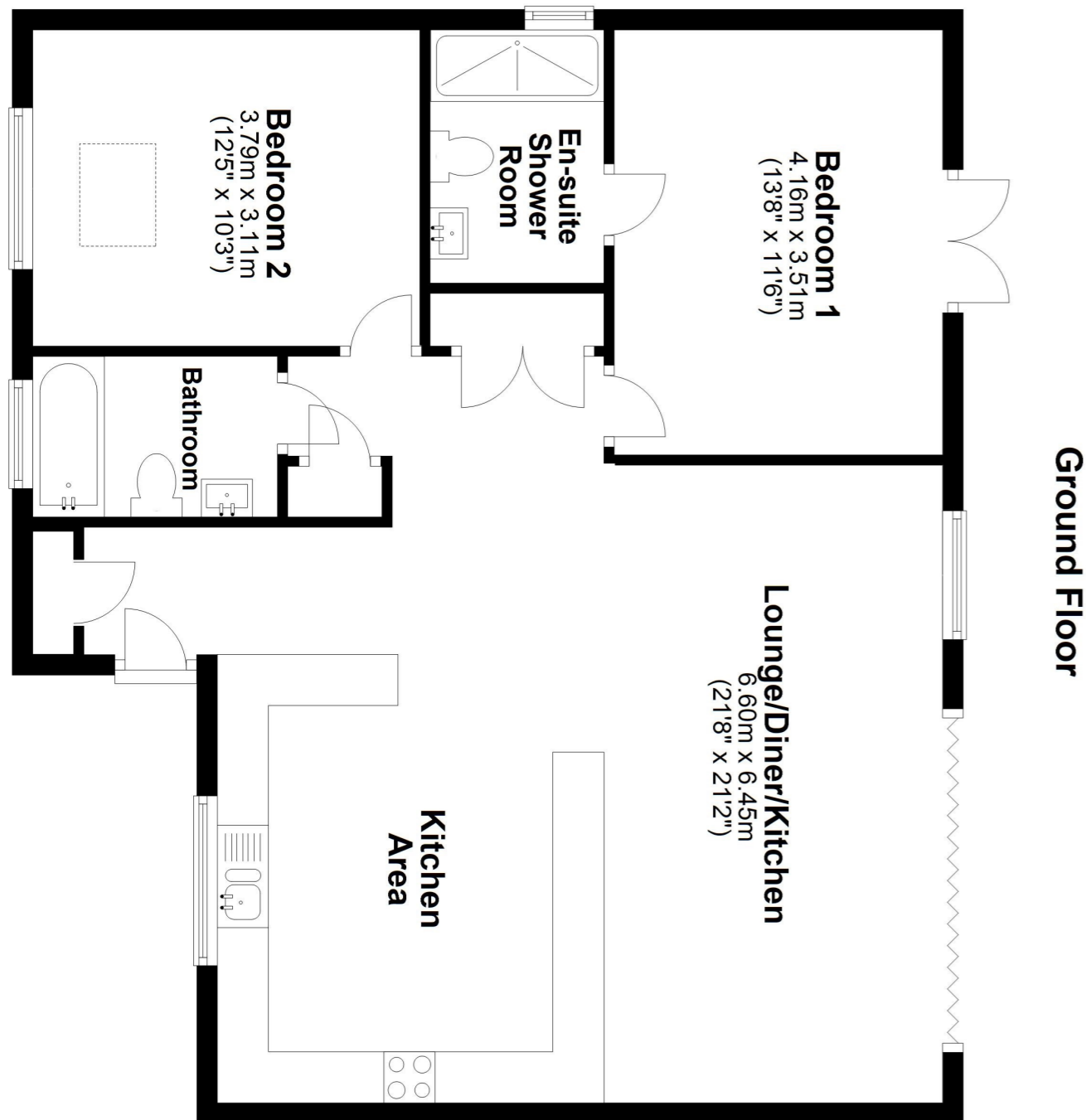




The Guild of Property Professionals

**STUART
FRANKLIN** 
**Nigel Poole
& Partners**



- High Spec individually designed * NEW BUILD *
- Spacious 2 bed Freehold detached bungalow set on a exclusive private estate
- Access to the exclusive private landscaped gardens
- Karndean flooring throughout with carpet to bedrooms
- Gas fired under floor heating
- Bosch integral appliances in the kitchen
- Lounge with dual bi-fold doors
- Quality fitted and tiled family bathroom and En-suite with rain shower
- Easy disability access throughout
- South facing landscaped turfed rear garden
- Off road parking for several cars
- Within easy walking distance to the railway station, town and all it's amenities
- Good road links for the commuter

Ground Floor

PVCu double glazed door to the front aspect to:

Kitchen 7.34m (24') x 3.20m (10'5")

Double glazed window to the front aspect, double doors to the airing cupboard, door to the store cupboard (housing the mains electric fuse box and under floor heating controls), fitted with a matching range of high gloss white units with work surface over, 4 ring Bosch induction hob with hooded extractor fan over, waist high Bosch electric oven and combination oven, stainless steel sink and drainer, integral Bosch dishwasher, integral fridge/freezer, power points, inset ceiling spot lights, breakfast bar, TV point, under floor heating, telephone point, Karndean flooring, loft access, smoke alarm, open plan to:

Lounge/Diner 5.50m (18') x 4.50m (14'9")

Double glazed window to the rear aspect, double glazed bi fold doors to the rear aspect, power points, door to:

Bathroom

Double glazed obscure glass window to the front aspect, white P shaped bath with a mains shower over, white low level WC and wash hand basin in a vanity unit, part tiled walls, heated towel rail, inset ceiling spot lights, extractor fan, Karndean flooring, wall light and mirror.

Bedroom 2 3.21m (10'6") x 3.21m (10'6")

Double glazed window to the front aspect, power points, TV point, under floor heating.

Bedroom 1 3.80m (12'5") x 3.80m (12'5")

Double glazed doors to the rear garden, window to the side aspect, power points, under floor heating, door to:

En-suite Shower Room

Double glazed obscure glass window to side aspect, walk in shower with a mains shower, extractor fan, inset ceiling spot lights, heated towel rail, low level WC and vanity sink unit, part tiled walls, Karndean flooring.

OUTSIDE

FRONT GARDEN

Lawned area with borders, plants and shrubs, water tap x 2, power point, gate to the rear garden, block paved driveway with private parking for 5 cars leading to:

REAR GARDEN

Patio area, lawned area with borders, plants and shrubs, small trees.



COUNCIL TAX BAND TBA EPC RATING N/A REF: NP00002467