



- House icon: New Build Detached Home
- House icon: Five Bedrooms / Two En-Suite
- House icon: Modern Fitted Kitchen

- House icon: Utility
- House icon: Detached Garage and Parking
- House icon: Gardens

**Price: £562,500** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008

**COMING SOON** - This select cul de sac development of only seven executive houses is currently under construction by the highly regarded builders, Melford Homes, with completion anticipated in early 2024. Accessed via Church Road or Coe Lane, the development is positioned within the heart of the thriving Tarleton village.



### Ground Floor:

#### Hall

**Living Room** - 4.93m x 3.78m (16'2" x 12'5")

**Dining Room** - 5.28m x 2.64m (17'4" x 8'8")

**Kitchen/Dining Room** - 6.5m x 5.51m overall (21'4" x 18'1")

**Utility Room** - 2.26m x 2.24m (7'5" x 7'4")

**WC** - 2.24m x 1.22m (7'4" x 4'0")

### First Floor:

#### Landing

**Bedroom 1** - 4.32m x 3.78m (14'2" x 12'5")

**En-suite Shower Room** - 3.78m x 0.89m (12'5" x 2'11")

**Bedroom 2** - 3.58m x 2.62m (11'9" x 8'7")

**En-Suite Shower Room** - 2.62m x 1.55m (8'7" x 5'1")

**Bedroom 3** - 3.78m x 3.3m (12'5" x 10'10")

**Bedroom 4** - 3.38m x 2.62m (11'1" x 8'7")

**Bedroom 5** - 3.63m x 2.24m plus door recess (11'11" x 7'4")

**Family Bathroom** - 3.78m x 1.73m (12'5" x 5'8")

### Fixtures & Fittings:

Underfloor heating through the ground floor, radiators on 1st floor.

Oak feature staircase with glass balustrade.

Kitchen - 2 x oven, 1 x American fridge/freezer, 1 x dishwasher, some kitchens have warming drawer (layout dependent), 5 ring induction hob, extractor, plumbed for washing machine and space for tumble dryer (within Utility).

En-Suites - WC (hidden cistern), shower enclosure, Vanity unity wash hand basin. Fully tiled.

Bathroom - Bath, WC as above, basin, as above and shower enclosure, fully tiled.

Amtico flooring in hall, kitchen, utility and WC. Carpets yet to be determined (may not be fitted)

**Council Tax Banding:** Yet to be verified.

**Tenure:** The vendor has verbally advised us that the tenure is Freehold, though this information is yet to be formally verified.

**Please Note:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Site Plan



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.

