



Brown & Brand



**Solby Wood**

Daws Heath, SS7 2FQ

- Stunning 3 bed almost new new home in sought after development
- Quiet location close to local woodland
- Attractive lounge & Luxury Kitchen/diner with appliances
- Ensuites to two bedrooms, family bathroom & cloakroom

**£525,000**







## Property Description

Set within one of the area's most sought-after modern developments - and still benefiting from the remainder of the builder's warranty - this stunning three-bedroom mews-style home offers the perfect blend of high-end specification, effortless style, and peaceful surroundings.

From the moment you step inside, the quality is unmistakable. The welcoming entrance hall, complete with underfloor heating, sets a warm and luxurious tone that continues throughout the ground floor. The beautifully presented lounge offers a comfortable space to relax, while the exceptional open-plan kitchen and dining area forms the social heart of the home. With granite worktops, high-spec integrated appliances, underfloor heating, and sleek tiled flooring, it's ideal for everything from family meals to entertaining friends.

Upstairs, three generous double bedrooms provide flexibility for family, guests, or working from home. Two benefit from chic, fully tiled en-suite shower rooms, while a separate, fully tiled family bathroom ensures comfort and convenience for all.

The low-maintenance rear garden offers a private space to unwind, while enthusiasts of outdoor living will love having local woodland and nature reserves just a short stroll away. Practicality is also well catered for, with a double-length garage, driveway, and carport creating excellent parking and storage options.

Designed for modern living, finished to an exceptional standard, and tucked away in a quiet turning surrounded by greenery, this is a home where you can truly relax, enjoy, and experience the best of contemporary comfort.







## ACCOMMODATION

Approached via composite panelled entrance door with frosted double glazed panel giving access through to

## ENTRANCE HALL

Tiled floor with underfloor heating. Flat plastered ceiling with inset spotlights. Double glazed window to side. Access to stairs to 1st floor landing with fitted carpet and walnut and glass balustrade with under stair storage. Houses valves for underfloor heating. Walnut doors giving access to other rooms. Wall mounted thermostat control.



## CLOAKROOM

Fitted in a two-piece suite comprising wall mounted wash hand basin with vanity unit and close coupled WC. Tiled to floor and walls. Wall mounted illuminated vanity mirror. Flat plastered ceiling with spotlights and extractor.

## LOUNGE

18' 3" x 10' 3" (5.56m x 3.12m) Carpet with under floor heating. Double glazed window to front. flat plastered ceiling. Wall mounted thermostat control.



## KITCHEN/DINER

17' 1" x 10' 1" (5.21m x 3.07m) Kitchen is extensively fitted in white high gloss modern units offering cupboards and drawer packs to ground and eyelevel with granite worktops and up stands. Integrated double oven and grill/microwave, induction hob and extractor. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for washing machine. Inset stainless-steel one-and-a-half-bowl single-drainer sink unit with Quooker hot-water tap. Concealed boiler for the domestic hot-water and central-heating systems. Flat plastered ceiling with inset spotlights and speakers. Double glazed French doors and window to rear. Tiled floor with underfloor heating. cupboard housing trip switches, Internet connections, etc.



## FIRST FLOOR LANDING

Carpet. Radiator. Walnut and glass balustrade. Matching walnut doors to all rooms. Flat plastered ceiling with spotlights. Access to insulated Loft. Built-in over stair storage cupboard with lighting.





## BATHROOM

Fitted in a three-piece suite comprising panelled bath with plumbed in twin head shower with glass screen, wall mounted wash hand basin with vanity unit and WC with concealed cistern. Tiled to floor and walls. Flat plastered ceiling with spotlights and extractor. Obscure double-glazed window to front. Stainless steel towel rail/radiator.

## BEDROOM 1

15' 2" x 9' 3" (4.62m x 2.82m) Carpet. Radiator. Two double glazed windows to rear. Flat plastered ceiling. Built range of wardrobes to one wall. Walnut door giving access to.



## ENSUITE

Fitted in a three-piece suite comprising walk-in self-contained shower with plumbed in twin head shower and glass screen, wall mounted wash hand basin with vanity unit and WC with concealed cistern. Tiled floor and walls flat plastered ceiling with spotlights and extractor. Wall mounted and illuminated vanity mirror. Stainless steel towel rail/radiator.



## BEDROOM 2

14' 7" x 9' 1" (4.44m x 2.77m) Carpet. Radiator. Double glazed windows to front and rear. Flat plastered ceiling. Access to loft. Range of built-in fitted furniture.

## BEDROOM 3

12' 6" x 9' 4" (3.81m x 2.84m) Carpet. Radiator. Double glazed window to front. Flat plastered ceiling. Walnut door giving access to.

## ENSUITE

Fitted in a three-piece suite comprising walk-in self-contained shower cubicle with glass screen and plumbed in twin head shower, wall mounted wash hand basin with vanity unit and WC with concealed system. Tiled floor and walls. Flat ceiling with spotlights and extractor. Wall mounted and illuminated vanity mirror. Stainless steel towel rail/radiator.







## REAR GARDEN

Secuded and low maintenance rear garden featuring Astroturf and paved patio area. Raised sleeper bed borders and privacy fencing. Gated aside access. External tap and lighting. Shed

## PARKING

Approached via block paved drive way and carport giving access to double length garage. Remote controlled roller door. Power and light supplied. Additional trip switch. Storage racking. Personal door to side.

## FRONT GARDEN

Attractive flowerbeds with central pathway.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

4, Solby Wood BRAFLEET SS7 2PD	Energy rating <b>B</b>	Valid until: 16 June 2029 Certificate number: 9538-8089-7336-6651-0920
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Property type	Mid-terrace house
Total floor area	108 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

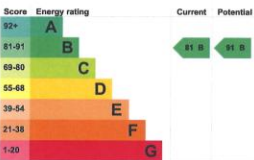
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

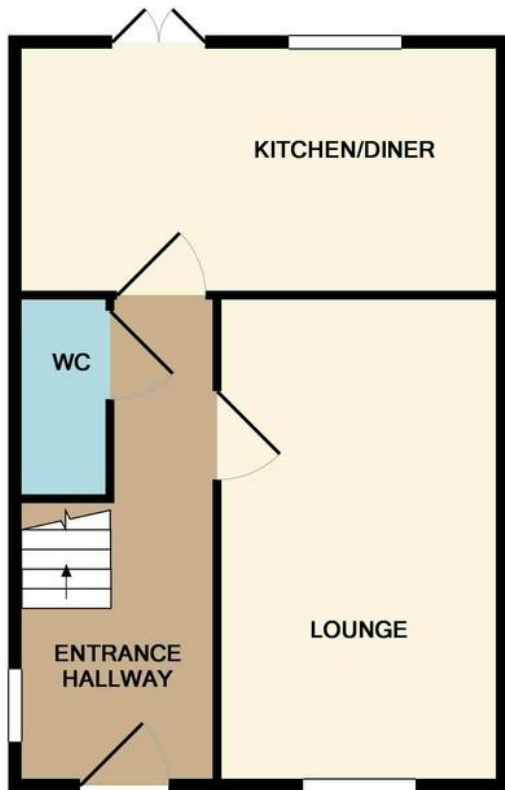
the average energy rating is D  
the average energy score is 60



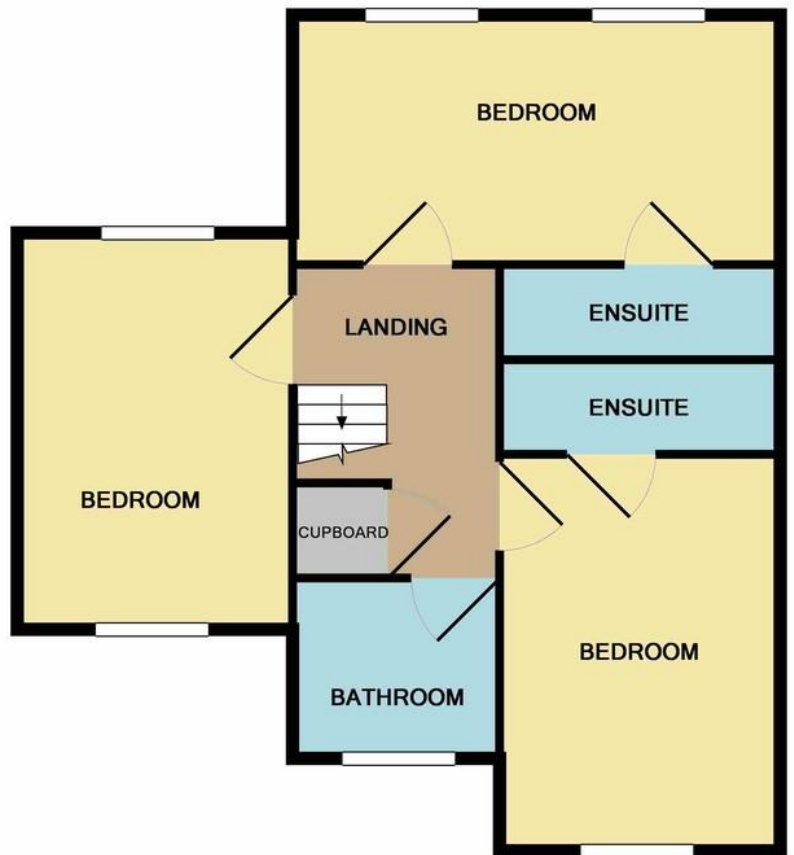
<https://find-energy-certificate.service.gov.uk/energy-certificate/9538-8089-7336-6651-0920?print=true>

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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