





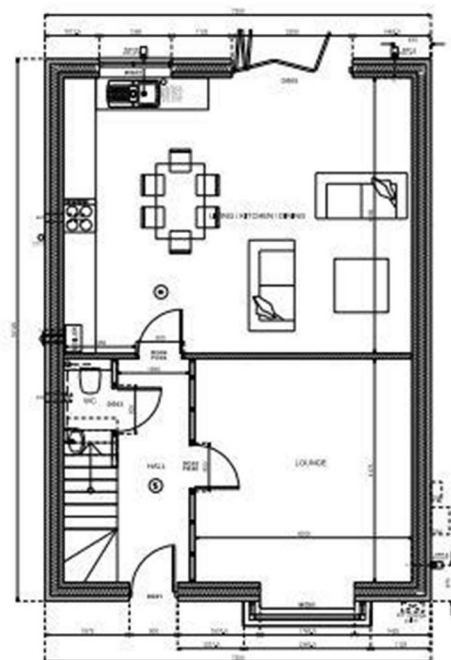
project: Irene Avenue
drawing: AL 001 - Proposed floor plans
stage: Building Regs
date: 07.24
scale: 1:100 @ A3 or 1:50 @ A1

revisions

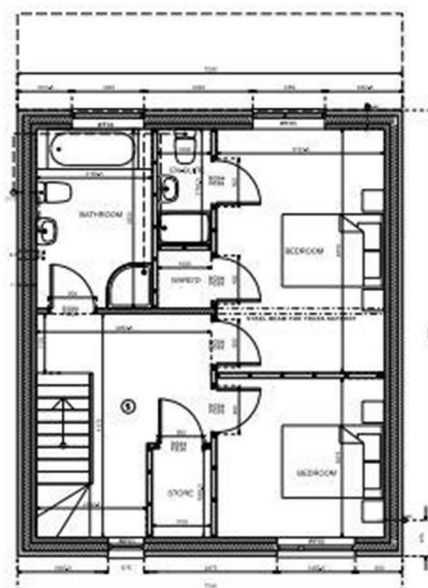
Scale bar

50mm

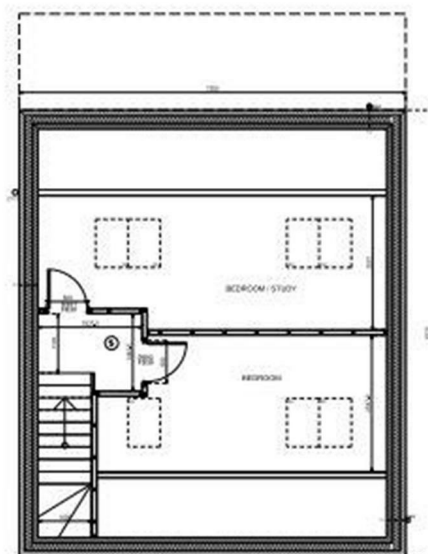
North



Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



DUE FOR BUILD COMPLETION EARLY SUMMER 2025!

An exceptional opportunity to purchase this individual designed four bedroom detached house, currently under construction constructed by a National award winning company with completion expected late early Summer 2025. The developer is also offering the buyer the opportunity to have input to final finishes including decor, flooring and kitchen selection. Internally the accommodation will be finished to a high specification and will comprise to the ground floor, reception hall with a cloakroom/wc and staircase to the first floor. There will be a lounge to the front and to the rear a fabulous open plan kitchen / dining and living area with doors out to the garden. On the first floor there will be master bedroom with en-suite, a further bedroom and family bathroom whilst to the top floor two further bedrooms. Externally there will be parking to the front and a garden to the rear. Occupying a pleasant cul-de-sac position within this ever popular and established area, the property is conveniently located for a range of local amenities, shops and schools as well as offering excellent transport connections. This bespoke built property provides a rare opportunity to the open marketplace.

MAIN ROOMS AND DIMENSIONS

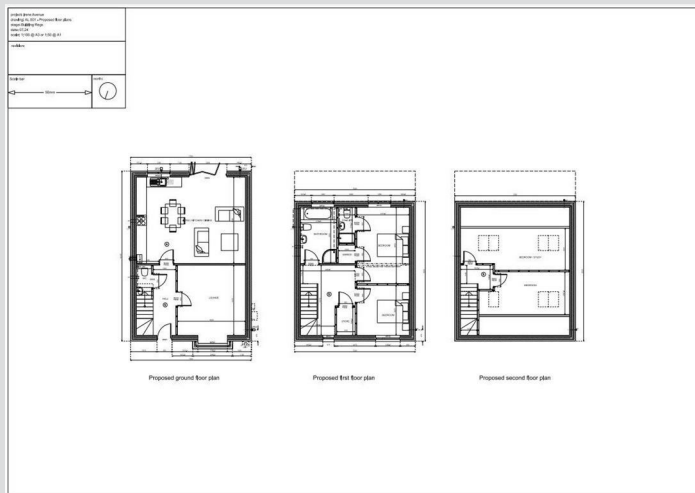
Site Plan



Elevation Drawings



Floorplan



Council Tax Band

The Council Tax Band is Band TBC.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and

necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

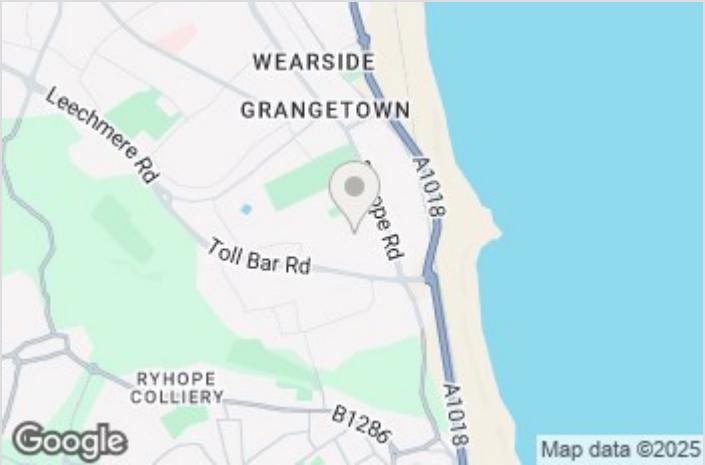
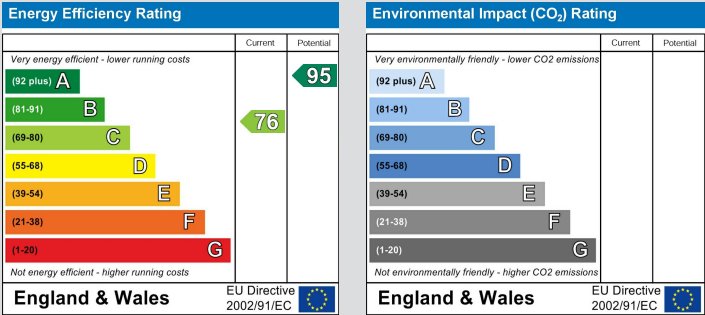
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Visit www.peterheron.co.uk or call 0191 510 3323

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