



South View Wyre Piddle

£520,000

- Detached bungalow-one of four new builds designed and finished to exacting standards
- Superb open plan kitchen/dining/living room with wood burning stove
- Three bedrooms – two with en-suites
- Air Source Heat Pump and underfloor heating throughout
- Family bathroom
- Solar panels
- Landscaped rear garden with acoustic fencing
- Sought after location
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

Nigel Poole
& Partners

South View, Wyre Piddle

£520,000

****A MAGNIFICENT NEW BUILD BUNGALOW IN A RURAL LOCATION**** This is one of four exclusive properties built by Matthews Construction; a family owned and run multi-award-winning housebuilder with a reputation for innovative design, quality construction and attention to detail. Each property has been designed and finished to exacting standards. Light and airy entrance hall; superb open plan kitchen/dining/living room; three bedrooms – two with en-suites and a family bathroom. The property has a log burning stove; underfloor heating throughout; Solar panels and Air Source Heat Pump. The landscaped garden is surrounded by an acoustic fence.

Front

Block paved drive with parking for two vehicles. Borders with planting. Access to the rear of the property.

Entrance Hall 21' 7" x 12' 6" (6.57m x 3.81m) max

Composite entrance door. Luxury vinyl flooring. Doors to the kitchen/dining/living room, two double bedrooms, study/bedroom three, shower room, storage room and cupboard housing the hot water cylinder.

Kitchen/Dining/Living Room 32' 11" x 12' 9" (10.03m x 3.88m) max

Triple aspect double glazed windows. Inglenook with wood burning stove and tiled hearth. Kitchen island with breakfast bar, base units, drawers, wine fridge and Quartz worksurface. Wall and base units surmounted by Quartz worksurface with upstands. One and a half sink with drainer and mixer tap. Integrated combination microwave oven and a single oven controlled by a mobile app, induction hob with extractor fan over, dishwasher, fridge freezer and bin store. Luxury vinyl flooring. Door to the utility room.



Bedroom One 15' 0" x 11' 4" (4.57m x 3.45m) max

Double glazed French doors to the rear garden. Carpet flooring.

Bedroom One En-Suite 10' 6" x 5' 1" (3.20m x 1.55m) max

Obscure double glazed window to the side aspect. Shower cubicle with mains fed rainfall shower. Vanity wash hand basin and low flush w.c. Porcelanosa tile flooring and splashbacks. Electric ladder rail. Touch light mirror.

Bedroom Two 11' 11" x 10' 7" (3.63m x 3.22m)

Double glazed window to the front and side aspects. Carpet flooring. Door to the en-suite.

En-Suite 7' 5" x 2' 10" (2.26m x 0.86m) max

Shower cubicle with mains rainfall shower. Vanity wash hand basin and low flush w.c. Porcelanosa tile flooring and splashbacks. Touch light mirror.

Bedroom Three 12' 5" x 7' 1" (3.78m x 2.16m) max

Double glazed window to the front aspect. Luxury vinyl flooring.

Bathroom 7' 11" x 6' 3" (2.41m x 1.90m)

Currently unfitted for the purchaser to have input into the final suite.

Garden

Laid to lawn with planting and a patio seating area. Acoustic fencing.

Tenure: Freehold

Council Tax Band: TBC

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit:

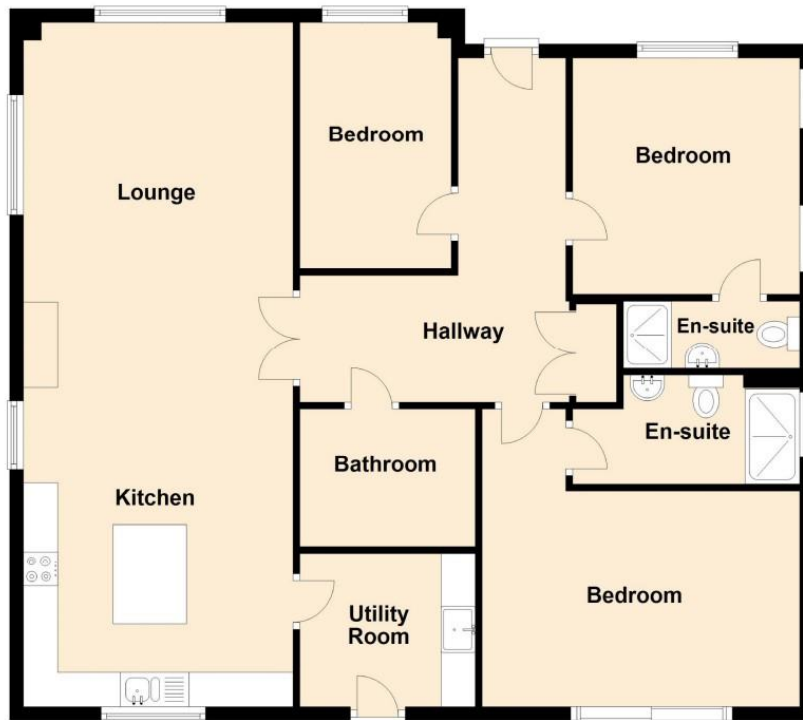
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode xxx xxx





Ground Floor

Approx. 117.9 sq. metres (1268.9 sq. feet)



Total area: approx. 117.9 sq. metres (1268.9 sq. feet)

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

