



South View Wyre Piddle

Offers in Excess of £600,000

- Detached five bedroom house—one of four new builds designed and finished to exacting standards
- Living Room
- Superb kitchen/dining/family room
- Separate utility room
- Master bedroom with en-suite
- Air Source Heat Pump and underfloor heating throughout
- Solar panels
- Landscaped rear garden with acoustic fencing

**Nigel Poole
& Partners**

South View, Wyre Piddle

Offers in Excess of £600,000

****A MAGNIFICENT NEW BUILD 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; cloakroom; living room and a superb open plan kitchen/dining/family room. On the first floor there are five bedrooms; the master bedroom and bedroom two with en-suite and there is a family bathroom. The property has 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

Composite entrance door. Luxury vinyl flooring. Doors to the cloakroom, living room, kitchen/dining/family room. Stairs rising to the first floor.

Cloakroom 8' 3" x 3' 10" (2.51m x 1.17m)

Obscure double glazed window to the side aspect. Vanity wash hand basin and low flush w.c.

Living Room 16' 3" x 10' 0" (4.95m x 3.05m)

Double glazed window to the front aspect.

Kitchen/Dining/Family Room 27' 10" max x 19' 1" min (8.48m x 5.81m)

Double glazed bi-fold doors to the garden. Kitchen island with breakfast bar, base units, drawers, wine fridge and Quartz work surface. Wall and base units surmounted by Quartz work surface 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, washing machine, fridge freezer and bin store. Luxury vinyl flooring.

Utility Room 8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window and door to the side aspect.

Snug 11' 0" x 9' 8" (3.35m x 2.94m)

Double glazed window to the front aspect.

Landing

Doors to the bedrooms and family bathroom. Access to the loft.

Master Bedroom 12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed French doors/Juliette balcony to the rear aspect. Door to the en-suite.

En-suite 7' 10" x 6' 4" (2.39m x 1.93m)

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

Bedroom Two 13' 8" min x 10' 8" (4.16m x 3.25m)

Double glazed window to the front access. Door to the en-suite.

En-suite 6' 9" x 6' 4" (2.06m x 1.93m)

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

Bedroom Three 12' 3" min x 9' 11" (3.73m x 3.02m)

Double glazed window to the front aspect.

Bedroom Four 12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window to the rear aspect.

Bedroom Five 12' 2" x 6' 2" (3.71m x 1.88m)

Double glazed window to the rear aspect.

Family Bathroom 7' 9" x 6' 1" (2.36m x 1.85m)

Obscure double glazed window. Panelled bath. Vanity wash hand basin and low flush w.c. Porcelanosa tile flooring and splashbacks. Electric ladder rail. Touch light mirror.

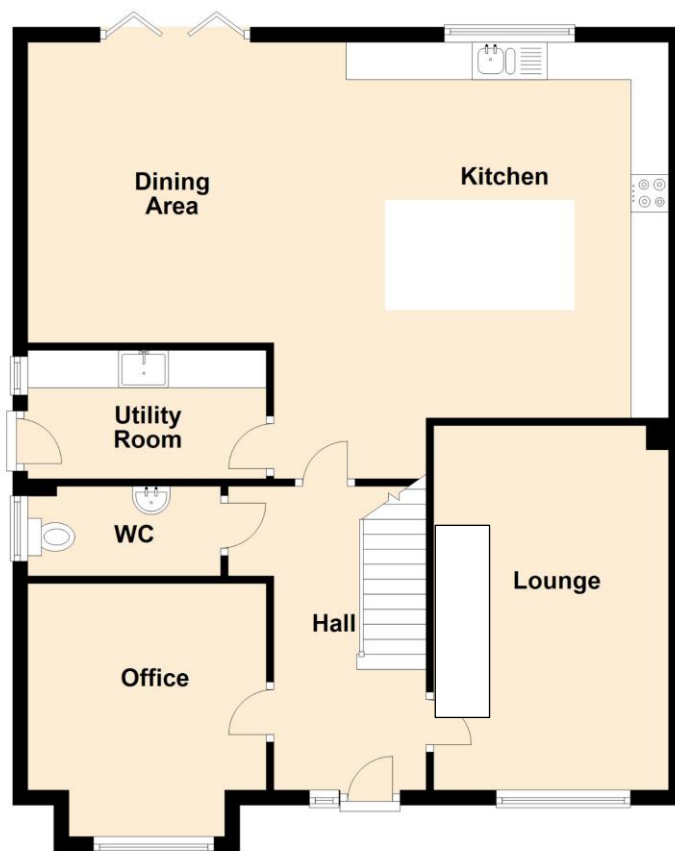
Garden

Landscaped rear garden laid to lawn with a patio seating area. Acoustic fencing.

Tenure: Freehold

Council Tax Band: TBC

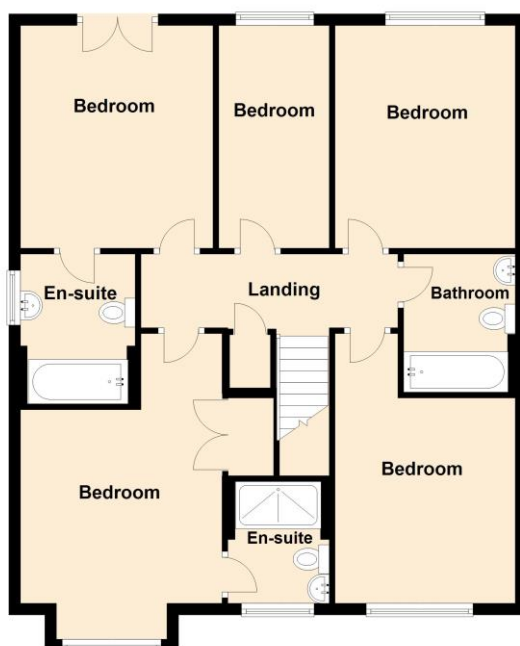
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Ground Floor

Approx. 86.4 sq. metres (930.3 sq. feet)

Total area: approx. 172.8 sq. metres (1859.5 sq. feet)



First Floor

Approx. 86.3 sq. metres (929.2 sq. feet)



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