



NEW BUILD BUNGALOW

George Lane, Wyre Piddle

Asking Price: £635,000

- ONE OF THREE ENERGY EFFICIENT LUXURY NEW BUILDS - A-rated EPC with solar panels
- Fitted to a high specification with under floor heating
- Superb open plan living/kitchen/dining room with high vaulted ceilings, electric Velux windows and bi-fold doors
- Integrated appliances including oven, grill, microwave, induction hob, dishwasher and wine fridge
- Living room with chimney breast with oak mantle (wood burner compatible)
- Three double bedrooms - master with en-suite
- Family bathroom - Utility room with w.c.
- Enclosed rear garden with entertaining patio area. Garage and off road parking
- 10-year new build guarantee

**Nigel Poole
& Partners**

tel 01386 556506

www.nigelpoolestateagents.co.uk

NEW BUILD BUNGALOW

George Lane, Wyre Piddle

£635,000

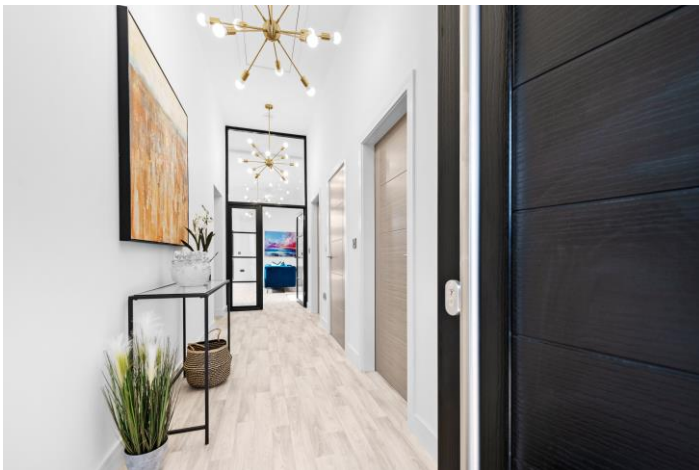
****NEW BUILD - ONE OF THREE LUXURY DETACHED BUNGALOWS - APPROXIMATELY 1,560 SQ. FT. Located in a picturesque riverside village, this detached bungalow is traditional in design whilst being fitted to a high specification throughout. Entrance hall with lovely high ceilings; stunning open plan living/kitchen/dining room with vaulted ceilings. Quality fitted kitchen with integrated appliances and quartz work surfaces; utility room with w.c.; three double bedrooms - master with en-suite (and patio doors into the rear garden) and family bathroom. Under floor heating throughout. Feature glazing throughout including electric skylights in main living area. Access into the garden entertaining area from the kitchen/dining room and master bedroom. Electric control roller shutter garage door. High energy efficient home (A-rated EPC). Solar panels. 10-year new build guarantee.**

Front

A block paved drive leads to the garage and open fronted porch. Parking for approximately three or four vehicles. Gated access at both sides to the front.

Entrance Hall 18' 11" x 4' 11" (5.76m x 1.50m)

Composite entrance door with obscure side panel. Cloaks cupboard (shelving could be added for use as an airing cupboard) with under floor heating controls. High ceiling with access into loft (which is part boarded with an extendable ladder). Alarm system. Openreach telephone point. Access into the open plan living/kitchen/dining room, utility room, bedroom three and garage.



Open Plan Living/Kitchen/Dining Room

25' 8" x 18' 8" (7.82m x 5.69m)

A stunning room with high vaulted ceilings - full of natural light with bi-fold doors into the garden and electric Velux windows (with rain sensors). The focal point of the living area is the chimney breast (log-burner compatible) with solid oak mantel shelf. The open plan kitchen/dining area is fitted with a range of matt wall and base units (all with soft close doors/drawers) surmounted by quartz work surfaces with upstands. Integrated appliances include a Bosch oven/grill/microwave; five ring induction hob with extractor, full height Candy fridge and freezer and wine fridge. Central island with sink unit with boiling hot water tap, Bosch dishwasher and refuse/recycling bin drawer.



Inner Hallway 17' 3" x 3' 11" (5.25m x 1.19m)

Two double glazed windows to the side aspect. Wall lights. Access into loft space. Doors into bedrooms one, two and bathroom.

Master Bedroom 16' 8" max x 14' 2" (5.08m x 4.31m)

Bi-fold doors and two windows into the garden. Down lights to the ceiling.



En-Suite 9' 11" x 4' 7" (3.02m x 1.40m)

Obscure window to the side aspect. Large tiled shower cubicle with dual head, mains fed shower; Vanity wash hand basin with touch screen mirror; low level w.c. Half height tiling. Electric towel rail (with booster if needed). Down lights to ceiling and extractor. Night time sensor light.

Bedroom Two 10' 0" x 9' 10" (3.05m x 2.99m)

Window to the side aspect. Down lights to ceiling.



Bathroom 10' 0" x 7' 2" (3.05m x 2.18m)

Obscure window to the side aspect. Four piece suite: Corner shower cubicle with twin head, mains fed shower. Freestanding bath with mixer taps; vanity wash hand basin with sensor light mirror above; low level w.c. Half height wall tiling. Down lights and extractor fan.

Bedroom Three (Located at the front of the bungalow) 12' 10" x 9' 1" (3.91m x 2.77m)

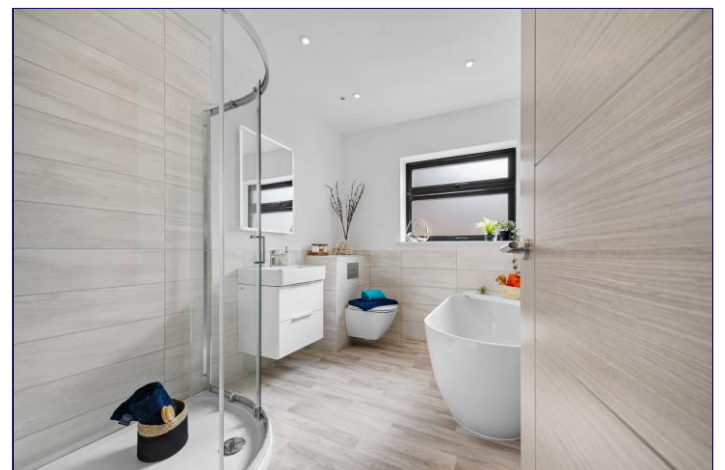
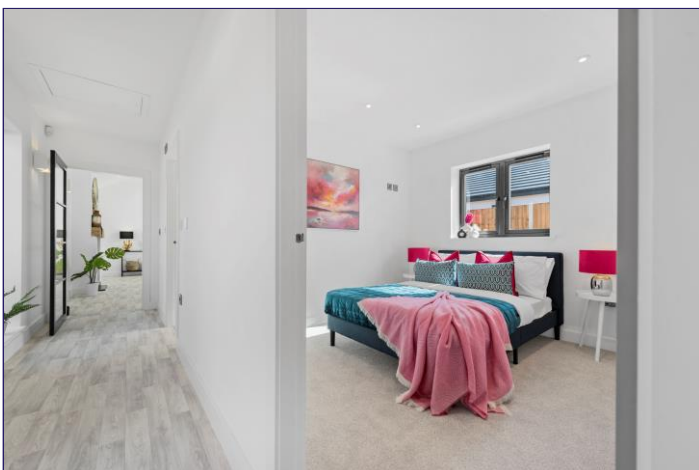
Window to the front aspect. Vaulted ceiling with Velux window.

Utility Room (with w.c. off) 9' 1" x 7' 2" (2.77m x 2.18m)

Door to the side aspect. Fitted with matching wall and base units surmounted by quartz work surface with upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. One wall cupboard housing Worcester gas-fired condensing boiler. Down lights and extractor fan.

W.C.

Obscure window to the side aspect. Vanity wash hand basin. Low level w.c. Down lights and extractor.



Rear Garden

Enclosed by fencing with gated access onto the drive at both sides.
Large patio/entertaining area. Lawn.

Additional Information

There is underfloor heating throughout the bungalow which is room zoned. All of the furniture, pendant lights, washing machine and tumble dryer can be purchased by separate negotiation. The chimney is flue lined and is wood burner compatible. The bungalow is fitted with solar panels which provide electricity for the direct running of appliances (it is understood the system could be upgraded to 'store' electricity but currently any excess goes into the grid). The electric powered Velux windows in the main living area have rain sensors. The bungalow has electricity points with USB sockets throughout. The aerial in each room is fed from the main aerial feed in living area.

TENURE: Freehold

EPC: A

COUNCIL TAX: To be assessed - new build

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

