



Redfern Road, Oakthorpe

 4  2  2

Freehold

£460,000



Key Features

- HIGH SPECIFICATION NEW BUILD DEVELOPMENT
- MODERN FITTED KITCHEN/DINER WITH AN ADJOINING UTILITY ROOM
- SPACIOUS LIVING ROOM
- CLOAKROOM/W.C
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- THREE FURTHER GOOD SIZED BEDROOMS
- EPC rating U





****THE BADDESLEY HIGH SPECIFICATION NEW BUILD PLOT 23**** An impressive detached four-bedroomed family home built to a high specification and boasting a modern kitchen/diner with a feature island and family area. The property enjoys good-sized accommodation spread over two floors and an enviable village location. A look inside reveals, on the ground floor: an entrance hallway, a spacious living room, modern open plan living/kitchen/diner fitted with a comprehensive range of integrated appliances and an adjoining utility room and a cloakroom/w.c. On the first floor: master bedroom with en suite shower room, three further double bedrooms and a stylish family bathroom. Outside, there's a single garage, off-road parking and a landscaped rear garden. We recommend booking a viewing at your earliest convenience so please call us and arrange one today!

OAKTHORPE - THE LOCATION

OAKTHORPE, near to the bustling market town of Ashby de la Zouch, and a short distance from Measham, is an ever increasingly popular village, with easy access to the M42 motorway and onwards to major cities including Nottingham, Derby, Leicester, Coventry and Birmingham. The East Midlands airport is a 25-30 minutes drive away. For recreation and country walks, the nearby National Forest visitors' centre at Moira is well worth a visit.

ABOUT THE DEVELOPMENT

Thorpe Rise is an exclusive development of 3, 4 and 5 bedroom family homes. With 9 individually designed house types to choose from there is a perfect style to suit the needs of everyone. Built using a range of materials, these homes have an abundance of character and lots of space making them ideal for growing families with the desire for a modern edge and a truly wonderful place to call home. www.thorpe-rise.co.uk

PROPERTY SPECIFICATION

Kitchens:

- A fitted kitchen with up stands with stainless steel sink top and chrome tap
- A choice of colour specification may be available, dependant on build stage at time of purchase

Appliances

- Zanussi stainless steel electric double ovens
- Zanussi stainless steel gas hob
- Stainless steel cooker hoods; style varies depending on kitchen design
- Integrated 50/50 fridge freezer
- Integrated dish washer

- A space only will be left for a washing machine and dryer

Bathrooms:

- Ideal standard Tempo range
- Ideal standard Tesi single lever basin and bath taps
- Ideal standard Ceratherm exposed thermostatic shower in main en-suite
- Other showers will be Triton Aspirante (electric)
- Shower screens - Ideal Standard Connect Kubo range

Internal Finishes:

- Bathroom walls will be partially tiled
- Depending on the stage of the build a choice from the tile ranges offered may be available
- Plaster walls will receive vinyl matt emulsion, colour Gardenia

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

LIVING ROOM

OPEN PLAN LIVING/KITCHEN/DINING

UTILITY ROOM

DOWNSTAIRS W.C.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

EN-SUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

OUTSIDE

Floorplan



TOTAL FLOOR AREA : 1540sq.ft. (143.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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