



The Paddock Chantry Way, Swanland, HU14 3PH

£450,000





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- WELL SPECIFIED BUNGALOW
- POTENTIAL TO PERSONALISE SPECIFICATION (KITCHEN)
- CONSTRUCTED BY WELL REGARDED LOCAL DEVELOPER
- P.V PANELS, AIR SOURCE HEAT PUMP AND UNDERFLOOR HEATING
- DISCREET LOCATION
- RARE OPPORTUNITY
- ATTENTION TO DETAIL
- DRIVEWAY AND DETACHED CARPORT

NEW BUILD BUNGALOW IN CENTRAL SWANLAND LOCATION

Ideally suited for applicants looking for a downsize with all the convenience a modern bungalow can offer.

The development of just one single dwelling is currently nearing build completion and offers a potential purchaser the opportunity to secure a highly specified home with the potential to make a number of key specification choices, tailoring the dwelling to their own tastes and requirements.

Attractively positioned within an enviable environment off Westfield Lane, the accommodation to the single floor level will offer a commitment to well-planned and stylishly designed living space maximising natural daylight and plot views.

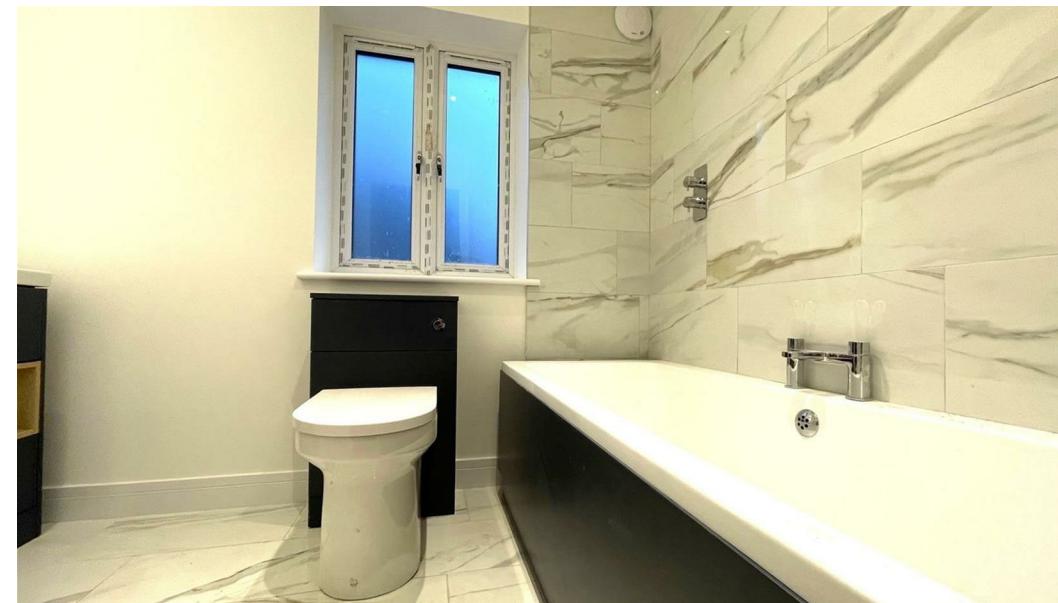
The one off opportunity will benefit from a striking contemporary design with a number of cutting edge specification choices to complement its modern styling.

The generous and well specified living space will briefly comprise; A reception hallway, the heart of the home remaining an open plan space that combines a kitchen, dayroom and dining area - all taking advantage of the garden and front facing outlook. Large bi-folding doors lead onto the patio terrace and bring the garden seamlessly into the house.

An open hallway space offers further flexibility and provides access to a principal suite with shower room, a further double bedroom and main bathroom.

Externally the dwelling occupies a private and discreet location with entrance drive with ample parking provision, carport and manageable gardens.

PRIVATE AND ACCOMPANIED VIEWINGS ARE AVAILABLE BY APPOINTMENT ONLY.

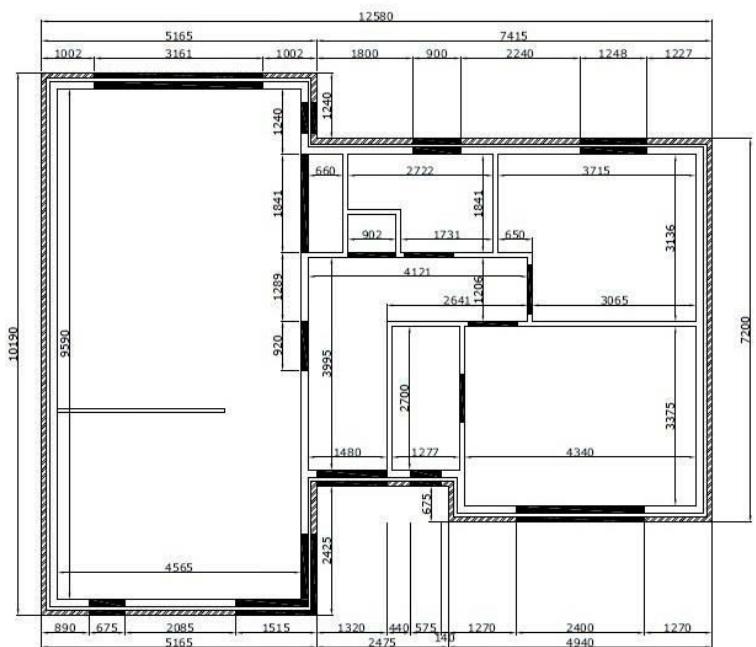






Floor Plans

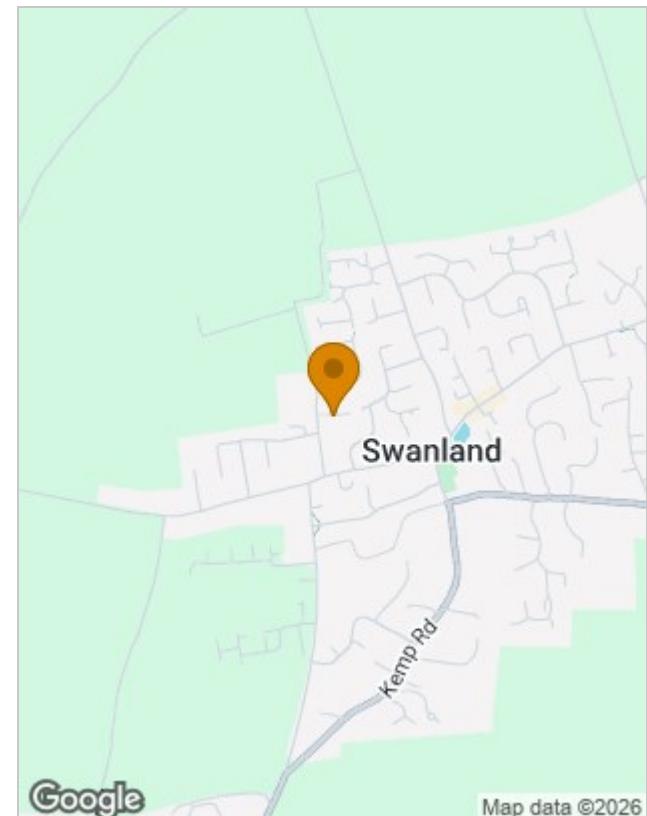
Location Map



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Performance Graph

The chart shows the Energy Efficiency Rating for England & Wales, based on the EU Directive 2002/91/EC. The scale ranges from 'Very energy efficient - lower running costs' (A) to 'Not energy efficient - higher running costs' (G). The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The percentage ranges for each rating are: A (92 plus%), B (81-91%), C (68-80%), D (55-68%), E (39-54%), F (21-38%), and G (1-20%).

Rating	Color	Percentage Range	Notes
A	Dark Green	92 plus%	Very energy efficient - lower running costs
B	Medium Green	81-91%	
C	Light Green	68-80%	
D	Yellow	55-68%	
E	Orange	39-54%	
F	Red	21-38%	
G	Dark Red	1-20%	Not energy efficient - higher running costs