



PRIORY FIELDS THORPE ROAD MATTERSEY, DN10 5ED

£750,000
FREEHOLD

READY FOR IMMEDIATE OCCUPATION AND INCLUDING £25,000 WORTH OF CAREFULLY SELECTED UPGRADES.

One of just four individually crafted luxury residences at Priory Fields – an exclusive boutique development by Braddus Homes. Far removed from the typical new-build offering, this substantial five-bedroom family home has been constructed with an unwavering focus on quality, craftsmanship and attention to detail. From the impressive proportions and elegant design to the premium materials and bespoke finishes throughout, every aspect has been carefully considered to create a home of genuine distinction.

Occupying a superb position on the edge of Mattersey village with uninterrupted countryside views to the rear, this outstanding residence combines the tranquillity of rural living with the luxury and sophistication expected from a high-end executive home.

 FINE & COUNTRY



SECOND FLOOR			
KITCHEN / FAMILY / DINING	MAX 4413 x 11M8	14'8" x 38'10"	
LOUNGE	4896 x 3813	16'1" x 12'11"	
STUDY	MAX 2132 x 3786	7'0" x 12'6"	
HALL	MAX 8426 x 4186	27'8" x 13'8"	
GROUND FLOOR AREA			
	112.4 SQM	1213 SQFT	
FIRST FLOOR AREA	111 SQM	1185 SQFT	
TOTAL FLOOR AREA	223.4 SQM	2408 SQFT	
ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE			



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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