



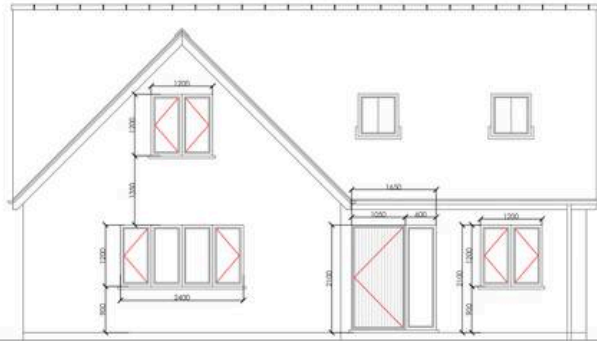
Plot 2 Site North of 3, Putney Hill Road, Prickwillow

Prickwillow

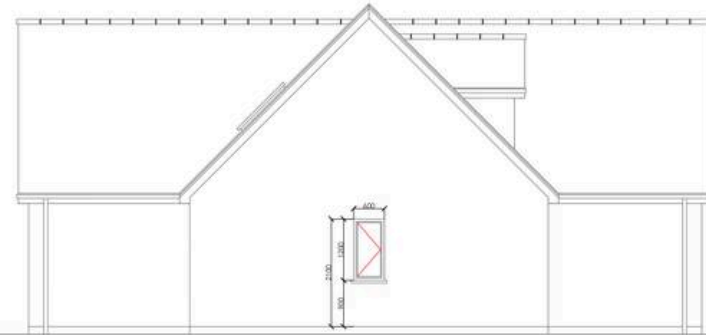
**RICHARD  
BOOTH**  
ESTATE AGENTS 

£575,000

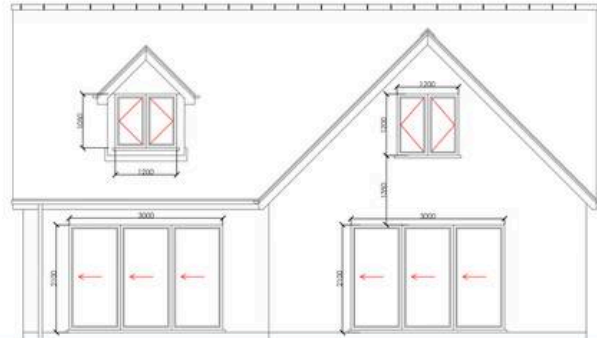




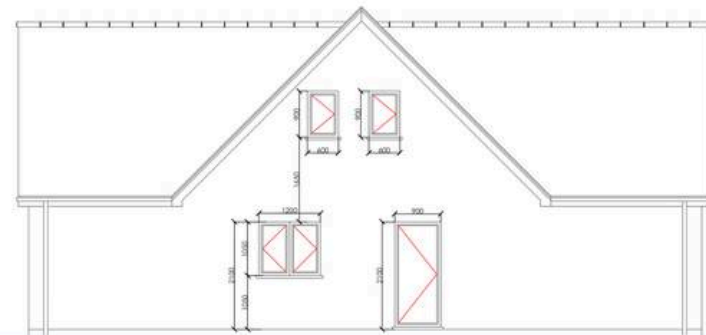
Proposed front elevation



Proposed side elevation



Proposed rear elevation



Proposed side elevation

## PLOTS 2, 6 & 8 ELEVATIONS

Scale 1 : 100

**WINDOW & DOOR SCHEDULE PLOTS 2, 6 & 8**  
SCALE 1:50 @ A1

### NOTES

- This drawing must not be scaled. Report any discrepancies to the designer immediately.
- All dimensions to be verified on site by main contractor before any work on site starts.
- Any construction work carried out prior to receiving of necessary approvals & entry of the Householder's Consent file.
- All building works to comply with current & relevant Building Regulations and British Standards.
- This drawing is to be read with all relevant architectural progress drawings and other relevant info.
- A J S Architecture Ltd have full copyright rights to these drawings. Unauthorised copying is not permitted.
- All drawings based on topographical survey carried out by C J Surveys.
- Plans to be in accordance with structural engineers details.

### CONSULTANT



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### PROJECT

Proposed development of 8 private detached dwellings, new access road and associated works on land North of 3 Putney Hill Road, Pickwallow

### DESCRIPTION

Proposed window & door schedule (plots 2, 6 & 8)

### CLIENT

Mrs Gila Iango

### DATE

April 2024

### SCALE

1 : 50

### DRAWING NO

P - 6620 - 11



- Brand New Detached Home Still Under Construction
- Small Development Of Just 8 Houses
- 4 Bedrooms (1 En-suite)
- Superb Open Plan Kitchen/Dining/Living Area
- Spacious Lounge
- Air Source Heat Pump With Underfloor Heating To Ground Floor
- Front & Rear Gardens & Driveway
- New Build Warranty
- Council Tax: TBD
- EPC: TBC

Introducing this brand new four-bedroom detached home, currently under construction and forming part of an exclusive development of just eight houses.

Designed with modern family living in mind, the property boasts a superb open plan kitchen, dining, and living area, ideal for entertaining or relaxing. The spacious lounge offers a separate retreat, perfect for quieter moments or hosting guests. Upstairs, there are four generously sized bedrooms, including a principal suite with en-suite shower room, providing ample space for growing families or those who work from home.

Outside there will be front and rear gardens and a driveway to the side.

The property benefits from an air source heat pump with underfloor heating to the ground floor and radiators to the first floor, ensuring comfort and energy efficiency throughout the year. A new build warranty offers peace of mind, and the thoughtful layout blends contemporary style with practical features, making this home an exceptional choice for buyers seeking quality and convenience.

#### **Entrance Hall**

With door and windows to front, stairs to first floor, underfloor heating.

#### **Cloakroom**

With low level WC, wash basin, underfloor heating.

#### **Kitchen/Dining/Living Area**

A superb open plan area with window to side and two sets of bifold doors to rear garden, underfloor heating. The kitchen area will have a range of wall and base level units and drawers with matching worksurfaces together with integrated appliances.

#### **Utility**

With door to side. Fitted with storage units and worksurfaces. Underfloor heating

#### **Sitting Room**

With window to front, underfloor heating.

#### **Landing**

With two Velux windows and radiator.

**Bedroom 1**

With window to rear, radiator.

**En-suite**

With window to side, to be fitted with a shower and vanity unit with wash basin and built in WC, heated towel rail.

**Bedroom 2**

With window to front, radiator.

**Bedroom 3**

With window to rear, radiator.

**Bedroom 4**

With Velux window, radiator.

**Bathroom**

With window to side, to be fitted with bath, vanity unit with wash basin and built in WC, heated towel rail.

**Outside**

There will be an open plan garden to the front and side and an enclosed rear garden which will have a patio leading onto a lawn.

To the side of the house there will be a driveway providing parking for two cars.

**Agents Notes**

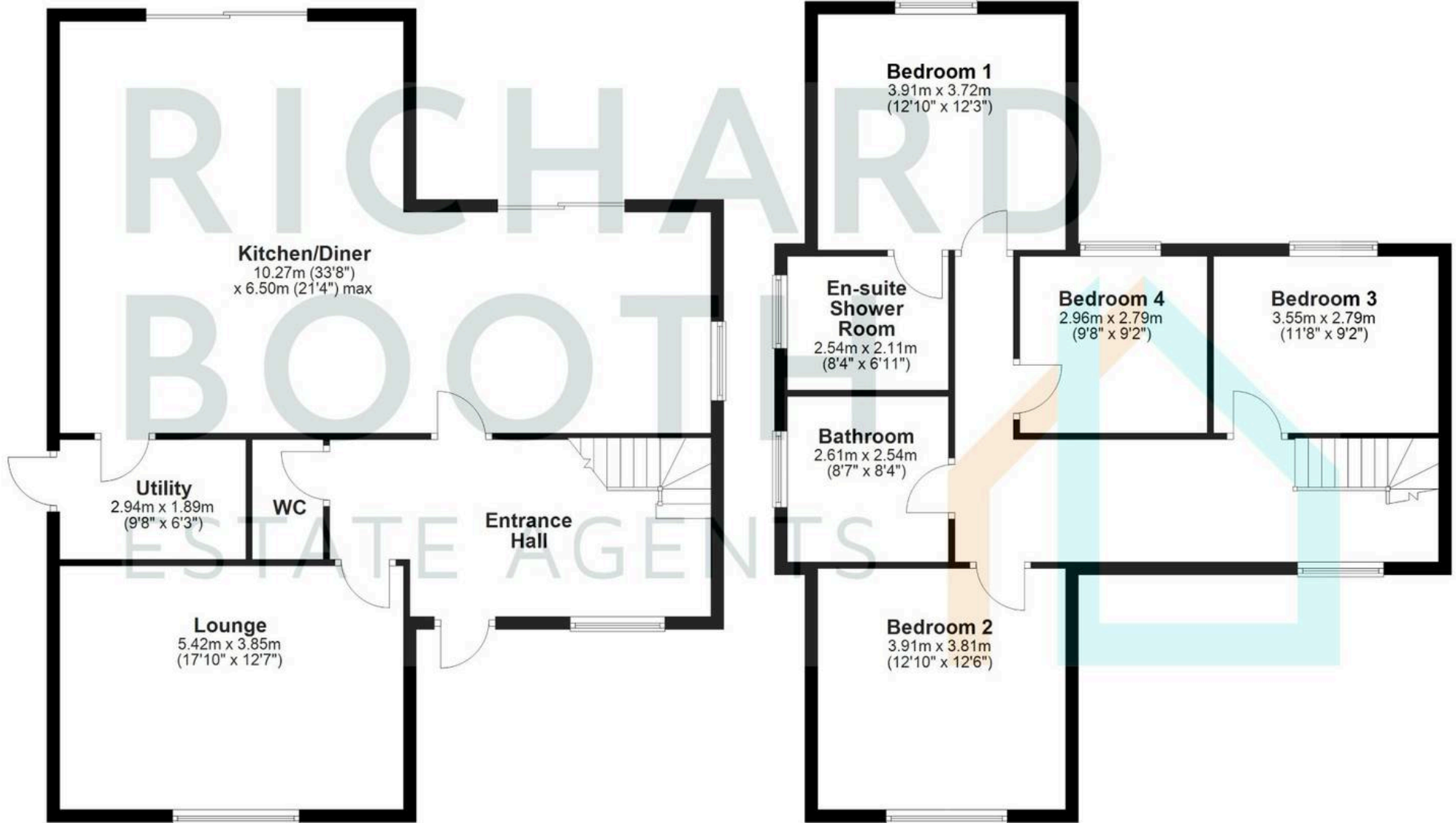
- The property will be sold with a new build warranty.
- Heating will be by means of an air source heat pump with underfloor heating to the ground floor and radiators on the first floor.
- Drainage will be via a private sewage treatment plant.
- The roads within the development will be a combination of tarmac and block paving.
- Flooring will be included.
- There is likely to be an estate management charge, the arrangement for this will be confirmed by solicitors.

### Ground Floor

Approx. 98.4 sq. metres (1059.0 sq. feet)

### First Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



Total area: approx. 178.2 sq. metres (1917.8 sq. feet)



## Richard Booth Estate Agents

Ely

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