GROUND FLOOR

1ST FLOOR

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While 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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Asking Price £475,000
Freehold

3 2 1 B

Built in 2025 by Persimmon Homes, this beautifully presented 'Sherwood' design offers the rare opportunity to purchase an 'as new' home with all the upgrades already completed. Unlike many new builds, the current owners invested the full package of developer incentives into upgrading the specification throughout the property, meaning there is nothing left to do but move straight in. The home benefits from an enhanced finish, with high-quality fixtures and fittings, while the rear garden has been professionally landscaped to create an attractive, low-maintenance outdoor space. The well-designed accommodation includes a welcoming entrance hall, downstairs toilet, lounge, an open-plan kitchen/dining room with French doors opening onto the garden, a separate utility room, three well-proportioned bedrooms, an en-suite to the main bedroom, a contemporary family bathroom, and a garage with driveway and EV charging point. Situated at the rear of the new development overlooking green and trees with a near by park. Perfect for buyers seeking a modern home and offered with NO FORWARD CHAIN! call our office today 01329 665700.

Front Door

Into:

Entrance Hall

Skimmed ceiling, PVCu window to side elevation, cork mat, herringbone flooring, understairs cupboard, access to fuse board, radiator, doors to:

Lounge

12'11" x 11'9" (3.95 x 3.60)

Skimmed ceiling, PVCu double glazed window to front elevation with shutters, herringbone flooring, television point, radiator.

Kitchen/ Dining Room

Skimmed ceiling with spot lights, herringbone flooring, radiator, PVCu double glazed window and french doors with blinds open to rear garden, space for dining table and chairs, modern range of wall and base/drawer units with work surface over, induction hob and AEG electric oven with extractor hod over, integrated dishwasher, integrated fridge/freezer. Door into:

Utility Room

5'11" x 5'9" (1.82 x 1.76)

Skimmed ceiling with spot lights, PVCu double glazed window to side elevation, fitted units with work surface over, access to boiler, plumbing for washing machine, inset sink, radiator, herringbone flooring.

Cloakroom

Skimmed ceiling with spot lights, suite comprising WC, wash hand basin, tiled, herringbone flooring, heated towel rail, extractor fan.

First Floor Landing

Skimmed ceiling, PVCu double glazed window to side elevation with shutters, access to loft void which is boarded and insulated, two fitted cupboards one with shelving. Doors to:

Bedroom 1

12'10" x 10'8" (3.93 x 3.27)

Skimmed ceiling, PVCu double glazed window to front elevation with shutters, fitted wardrobes, radiator, door to:

En-suite

6'0" x 5'8" (1.85 x 1.75)

Skimmed ceiling with spot lights, PVCu double glazed window to front elevation, suite comprising shower cubicle, WC, heated towel rail, wash hand basin, fully tiled.

Bedroom 2

9'6" x 9'3" (2.92 x 2.84)

Skimmed ceiling, PVCu double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom 3

9'7" x 8'5" (2.94 x 2.58)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

Family Bathroom

6'9" x 5'9" (2.08 x 1.77)

Skimmed ceiling with spot lights, suite comprising bath with mixer taps, wash hand basin, WC, fully tiled, heated towel rail, heated towel rail, extractor fan, PVCu double glazed window to side elevation.

Outside

Frontage

Lawn and shrub area directly in front of the house, over looking a private greenery.

Driveway

A driveway offering off road parking with EC charging point leading to:

Garage

Up and over door with power and light.

Rear Garden

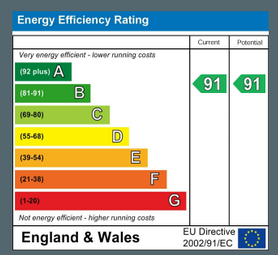
A beautifully landscaped garden mainly laid with Astro turf and Indian sandstone patio, a large seating area, shrub borders, lights and power sockets, side pedestrian gate to driveway.

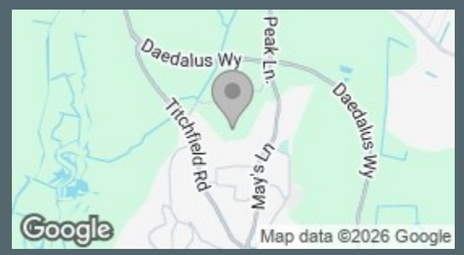
Solar Panels

Added same time as the build in 2025.
Agent Note: We await the solar panel information currently.

Estate Charge

Please note: there is a small maintenance charge for the grounds the current homeowners contribute around £250 per annum. TBC.





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