



# CARVERS

SALES & LETTINGS

Dixon Way  
Coundon, DL14 8NH  
£1,100

House - Detached



Situated in the charming area of Coundon, Dixon Way presents a splendid opportunity, perfect for families seeking both comfort and convenience. This beautiful new build, completed in 2013, boasts an impressive 1,098 square feet of living space, thoughtfully designed to cater to contemporary lifestyles.

The property features four well-proportioned bedrooms, providing ample space for family members or guests. The spacious lounge serves as a welcoming hub for relaxation and entertainment, ensuring that family gatherings are both enjoyable and memorable. With an Energy Performance Certificate rating of C, this home is not only stylish but also energy-efficient, making it a wise choice for the environmentally conscious buyer.

Outside, the property is complemented by a large garage, good-sized gardens, and a driveway, offering plenty of space for vehicles and outdoor activities. The gardens provide a delightful setting for children to play or for hosting summer barbecues with friends and family.

Conveniently located, this home is within easy reach of a nearby supermarket and health centre, ensuring that daily necessities are just a stone's throw away. For those who enjoy the outdoors, the surrounding area features picturesque fields and a golf course, perfect for leisurely strolls or a round of golf.

This property is truly a must-see, combining modern living with a family-friendly environment in a desirable location. Don't miss the chance to make this lovely house your new home.

Furniture negotiable.


\*\*\* ZERO DEPOSIT SCHEME OPTIONAL \*\*\*

Available: May

Council Tax: D  
EPC: C





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

Property size taken from EPC  
1097.93 sq ft



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