



### A Stunning Five-Bedroom Detached Home Awaits

Introducing this exceptional brand-new five-bedroom detached residence, proudly built by Britannia Homes as part of an exclusive development of just seven high-quality properties. Renowned for their craftsmanship, attention to detail, and director-led oversight on every build, Britannia Homes deliver living spaces that feel considered, refined, and built to last.

Set across three floors, this spacious home offers a superb layout ideal for modern family life. From the welcoming reception hall to the 5 double bedrooms and 3 beautifully finished bathrooms (2 en suites), every detail has been thoughtfully designed. Its corner plot position, garage, and off-road parking enhance the sense of space, while the enclosed rear garden—complete with a porcelain-tiled patio—creates the perfect setting for outdoor relaxation.

Inside, the fully fitted family sized kitchen, with space to dine and sit around, comes complete with oven, hob, extractor, fridge, freezer, dishwasher, and washing machine, offering everything you need from day one. Whether you're hosting, working from home, or simply settling in with family, this home adapts to your lifestyle with ease.

If you're seeking a home that balances generous space with premium design and craftsmanship, this standout property deserves your attention. Arrange your viewing today — discover the quality of Britannia Homes for yourself.

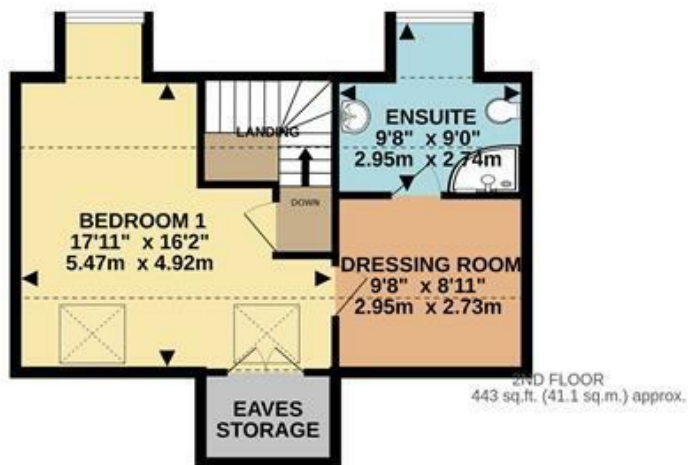
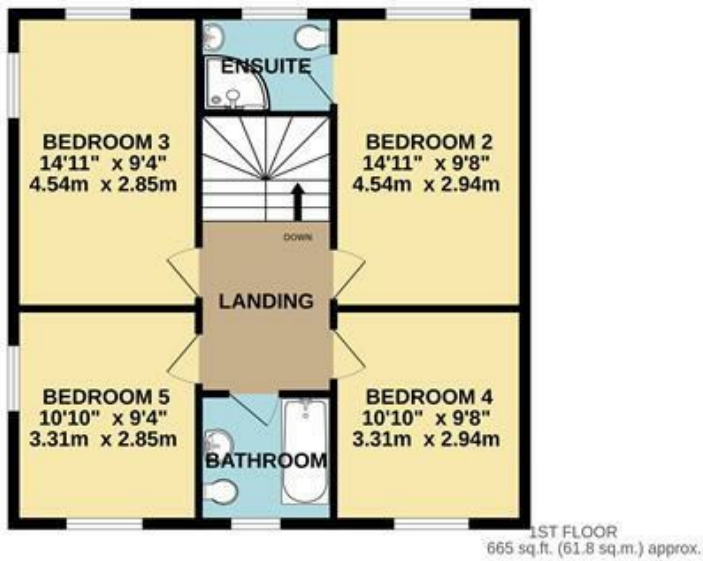


Tenure: Freehold

Energy Rating: Provided on building regulations sign off

Council Tax Band: New Build

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**TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.**

Whilst 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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- An impressive 5 double bedroom detached house
- Corner plot, garage, off road parking, fenced rear garden, porcelain tiled patio
- Gas fired radiator central heating, PVC double glazing
- Fitted double aspect kitchen with space to dine and sit. Includes, Oven, hob, extractor, fridge, freezer
- Utility room with dishwasher and washing machine
- Ground floor wc, 2 en suites and family bathroom
- Large top floor master suite with dressing room and en suite shower



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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