

Connelly Yeoman



FRONT RENDER



REAR RENDER

**THE NEW BUILD AT CHAPELTON SMIDDY,
CHAPELTON, BY LETHAM GRANGE, DD11 4RT**

**5 BEDROOM
DETACHED VILLA**

PRICED AT
£575,000

Property Description

This is an impressive detached 5 bedroom villa with annex accommodation of approximately 300m² + a garage of approximately 30m². At this stage buying off-plan allows the buyer to have a degree of input to create your own individual family home, with a selection of finishings such as kitchen, bathrooms, flooring and internal lay-out.

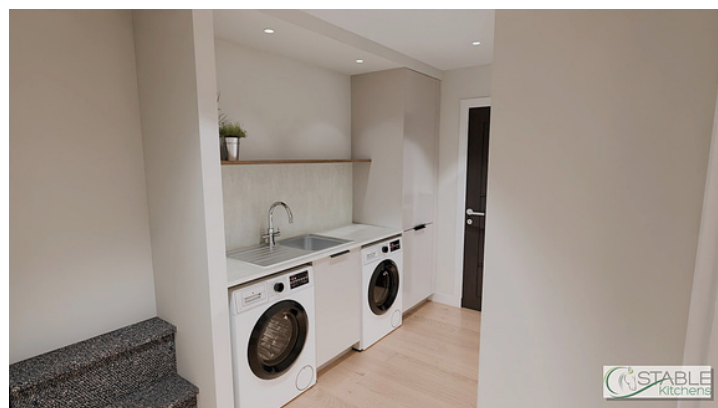
On the ground floor there is an impressive open plan kitchen/dining/family room, 2 bedrooms with access to a Jack & Jill bathroom. Also on the ground floor is a utility & wc. This area has access to the upper floor where there is an impressive space for a lounge and bedroom area with access onto the wraparound balcony. If purchased early, this can be entirely flexible either as a separate annex if desired, or incorporated within the home.

The upper floor boasts the master suite, with dressing area, en-suite, and access onto the balcony which will provide an impressive countryside view and access into the upper floor annex accommodation. There are a further 2 en-suite bedrooms.

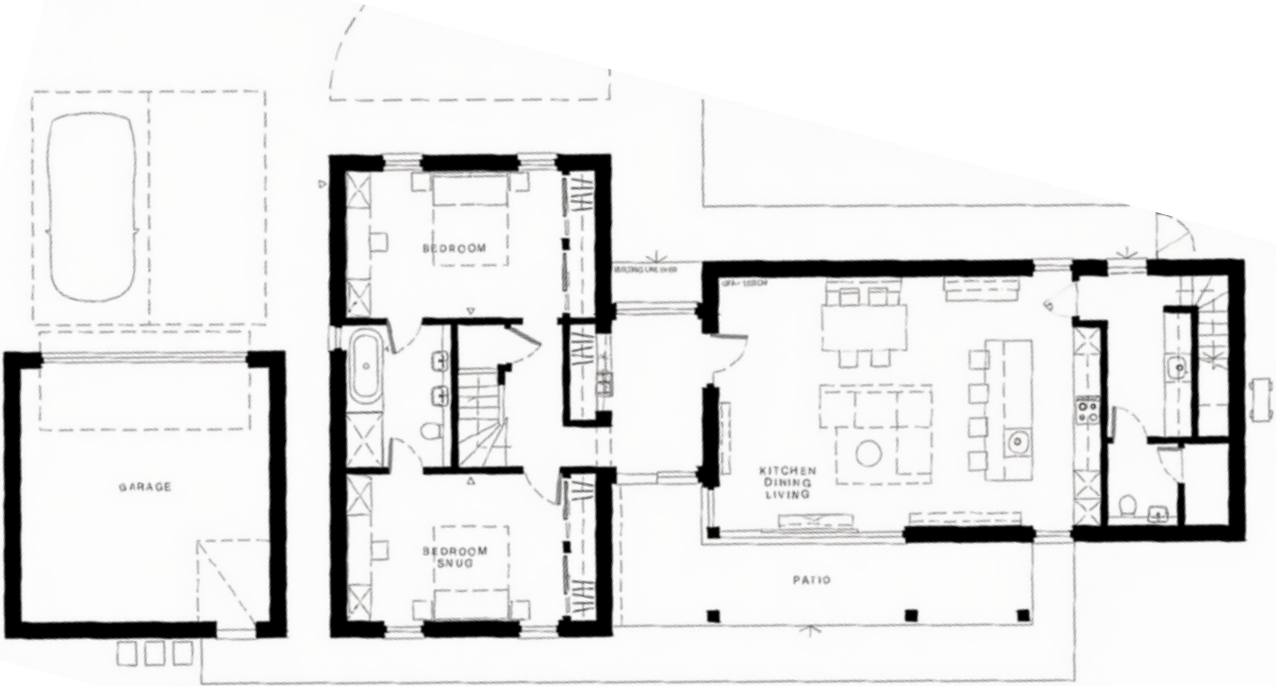
This modern efficient home will have Solar panels, Air Source heat pump, and underfloor heating.

Outside the property is surrounded with garden ground and a driveway will give access to a large garage, with phase 3 electricity supply, and there will be an EV charging point.

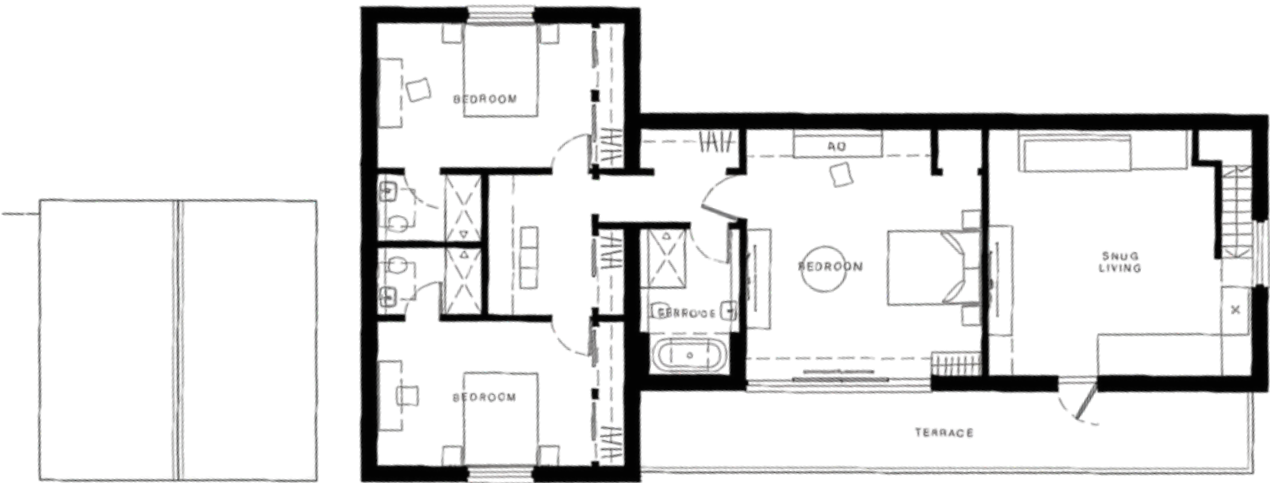
EXAMPLE OF FINISHINGS



PROPOSED FLOORPLANS



GROUND FLOOR

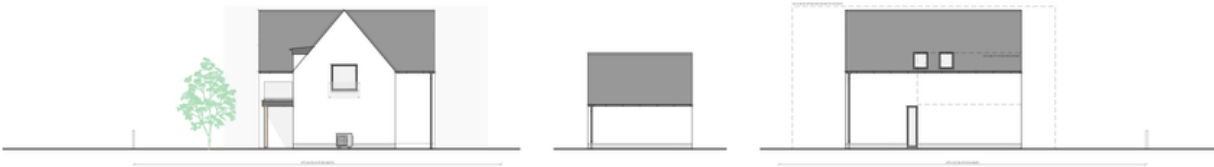


FIRST FLOOR

PROPOSED ELEVATIONS



NORTH ELEVATION

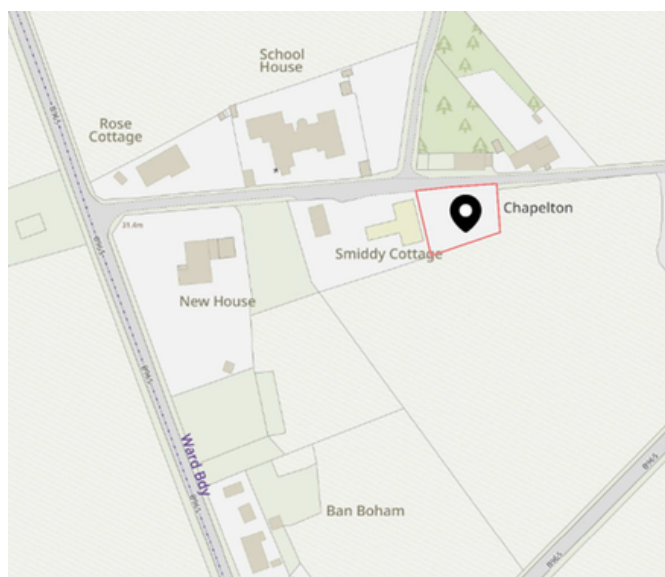
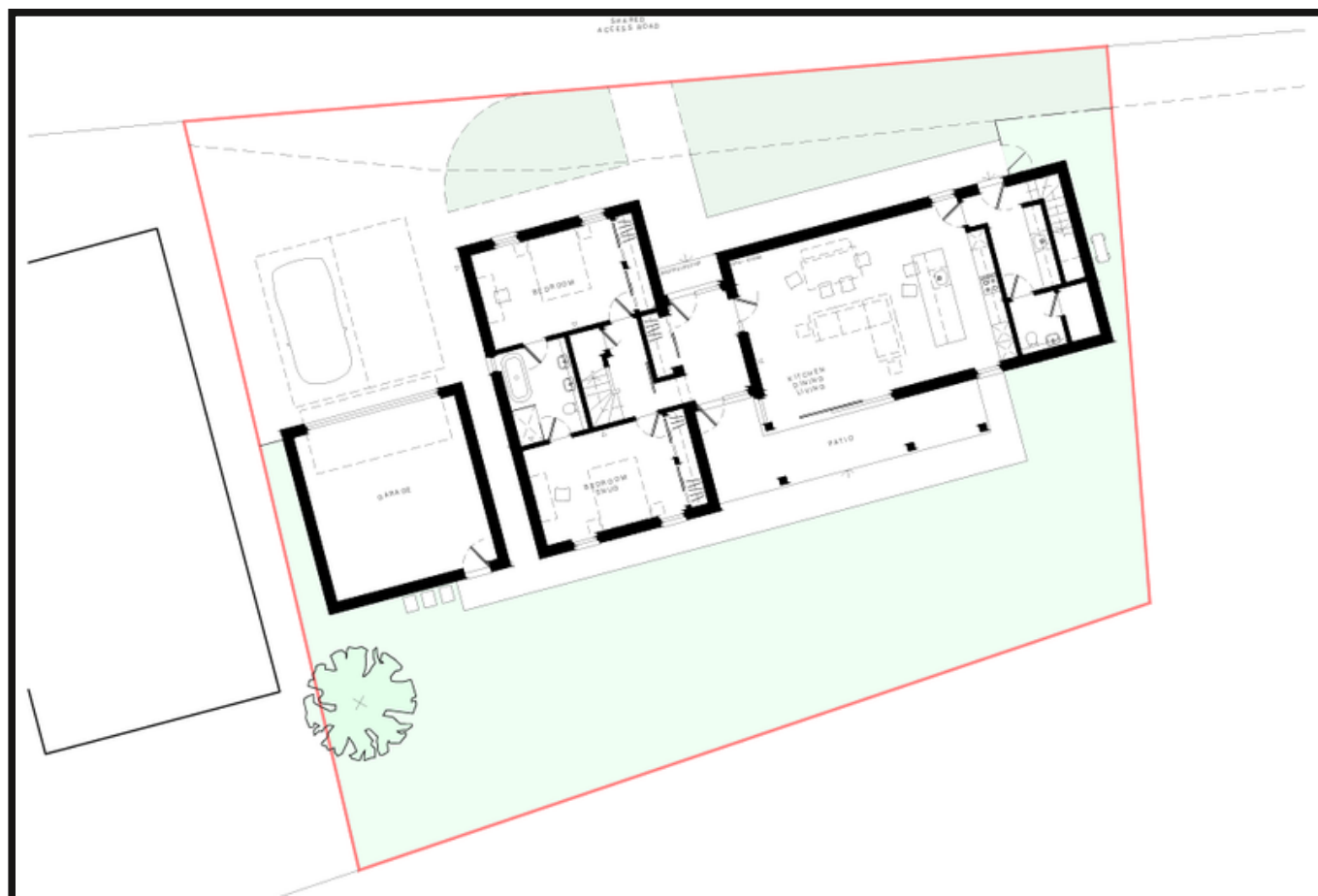


EAST & WEST ELEVATION



SOUTH ELEVATION

Property Professionals



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