



45 Calamint Road
Priors Hall Park, NN17 5HH



Simpson West

WE WILL PAY YOUR STAMP DUTY – WORTH £7,170!

Plot 189 – The Kingsley at Priors Hall Park | Four-Bedroom Family Home

Move into your new home with an exceptional incentive: Barratt Homes will pay your Stamp Duty, worth £7,170.

The Kingsley is a beautifully designed four-bedroom family home, offering generous and flexible accommodation for modern living. At the heart of the home is a spacious open-plan kitchen and dining area, ideal for everyday family life and entertaining, complemented by a practical utility room. A separate, well-proportioned lounge provides a comfortable space to unwind and spend time together.

Upstairs, the property offers three double bedrooms, including a main bedroom with its own en suite shower room. A further single bedroom provides flexibility for a nursery, home office or guest room, while a contemporary family bathroom serves the remaining bedrooms.

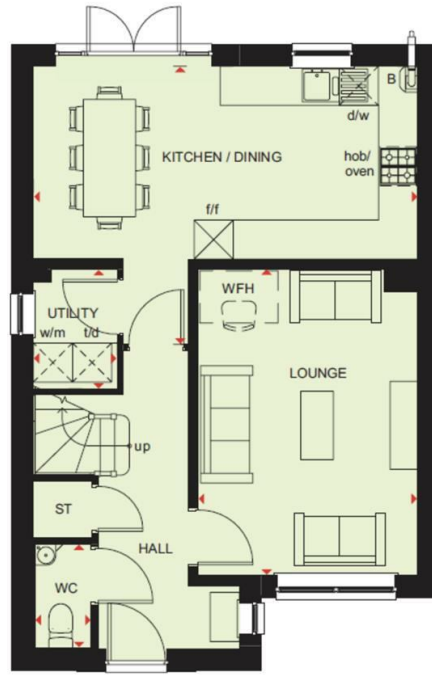
Designed for a more efficient way of living, this home also includes a range of energy-efficient features, including solar PV panels and more, helping to support lower household running costs.



£343,400

 4  2  1





Energy Efficiency Rating

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



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



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