



- A newly constructed detached house occupying a large plot, quiet location
- Feature kitchen dining room with integrated appliances and bi-fold doors
- Lounge to front with a sunny view, handy ground floor cloakroom
- Three bedrooms, ensuite shower room and attractive family bathroom
- Extensive paved private drive to front and pathway leading to secure garden
- Fully enclosed rear garden measuring approx. 22m in length x 7m wide



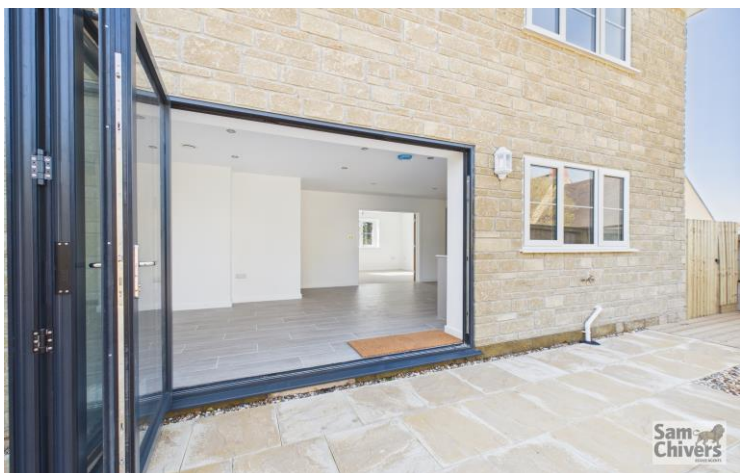
"A newly constructed detached home enjoying a feature kitchen dining room with bi-fold doors onto garden, large garden, far reaching views and is exceptional in its energy efficiency!".

The accommodation comprises an entrance hallway with attractive oak balustrade, understair cupboard and handy cloakroom. The kitchen dining room spans the full width of the property to rear, boasting a good range of fitted units, integrated appliances and bi-fold doors. From the kitchen there are glazed oak double doors opening into the lounge. On the first floor are three bedrooms, the main bedroom has an ensuite shower. The family bathroom provides a separate bathtub and walk in shower, tiled floor and mainly tiled walls. The property is fitted with a Samsung air source heat pump, renewable heating system that extracts warmth from outside air to provide an ambient heat throughout the house and hot water. The ground floor heating is full underfloor heating the 1st floor has radiators.

Outside to front is an extensive paved drive and to rear a fully enclosed garden measuring approx 22m in length.

Agents Note: To further improve the thermal efficiency the build has a MVHP system (Mechanical Ventilation with heat recovery) a whole-house system that continuously supplies fresh, filtered air while extracting stale, humid air, recovering up to 90%+ of heat from outgoing air to pre-warm incoming fresh air, boosting energy efficiency and improving indoor air quality, especially in airtight modern buildings. It works through ducts, vents in rooms, and a central unit, providing ventilation without significant heat loss. The property has 4KW of solar panels installed, the generated power can run appliances immediately, or be exported to the national grid depending on the electrical supplier.

Tenure: Freehold. **Council Tax Band:** (tbc)





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