

PLOT 37 Summercroft Road, Hipswell, Richmond, DL9 4NY

£279,950

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The BEST EXCLUSIVE New Homes Location in the Area - LOCATION, CONVENIENCE & a NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages on your doorstep.

DETACHED 3 BEDROOM 'EN SUITE' HOME (Very EFFICIENT 'B' Energy Rated) with a large SITTING ROOM & Superb 5.56m x 4.13m (18'2" x 13'6") KITCHEN/DINING ROOM, 3 BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. 2 vehicle Parking & enclosed Rear Garden. Gas Central Heating & UPVC Double Glazing; ICW 10 Year Build Safe Structural Warranty.

7 GREAT REASONS to make this your next home – See aerial plan: The New £21 million Town Centre redevelopment (Completing this Winter) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more.....

HALL 4.36m long (14'3" long)

SITTING ROOM 5.22m max x 3.32m (17'1" max x 10'10")

KITCHEN & DINING ROOM 5.54m x 4.11m (18'2" x 13'6")

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & hob with extractor over, microwave, fridge/freezer & dishwasher, with plumbing & space for a washer/dryer.

WASHROOM/WC 1.70m x 1.00m (5'6" x 3'3")

FIRST FLOOR LANDING

Including small work area 1.23m x 1.00m (4'0" x 3'3")

BEDROOM 1. 3.18m x (3.52m into robes) 2.99m (10'5" x (11'6" into robes) 9'9")

Built-in wardrobes.

EN SUITE 2.28m x 1.78m max (7'5" x 5'10" max)

BEDROOM 2. 3.61m x 2.54m (11'10" x 8'3")

BEDROOM 3. 3.61m x (2.87m into robes) 2.29m (11'10" x (9'4" into robes) 7'6")

Built-in wardrobes.

'HOUSE' BATHROOM 2.45m x 1.86m (8'0" x 6'1")

OUTSIDE

Front Garden turfed open plan with Tarmac 2-Car driveway. Rear Garden top soiled with textured concrete paved patio & perimeter paving. 1.83m/6ft close board fencing between houses, 1.22m/4ft close board fencing between rear gardens. Enclosed Rear Garden with outside tap

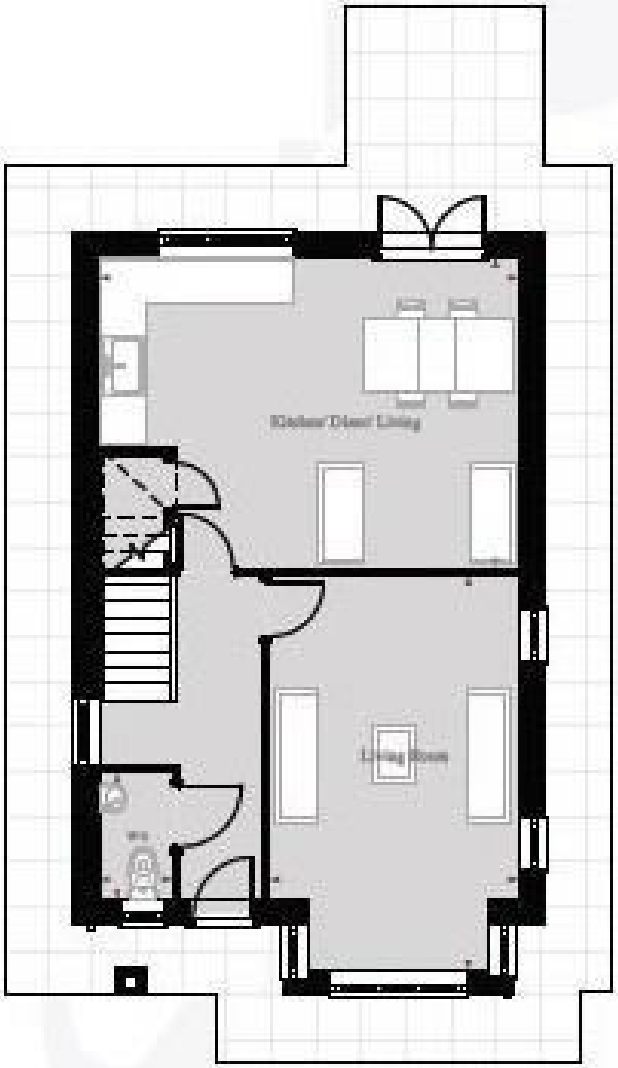
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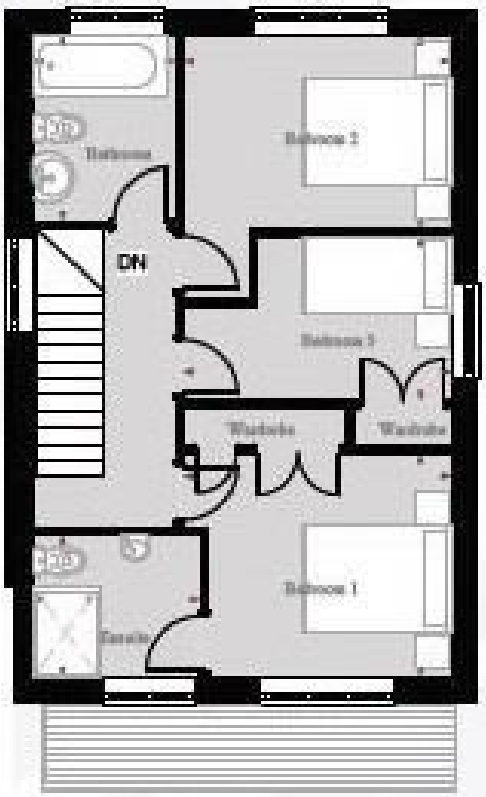
- Freehold
- Mains Water, Gas, Electricity & Drainage.
- GREEN FEES covering the communal green areas of circa £120 per year will apply.
- Council Tax Band: To be confirmed.
- The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the specification at any time.
- IMAGES ETC: Computer Generated Images (CGi's), Photographs, Artists Impressions & Floor Plans are for illustrative Purposes only.





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Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







