

Waveney detached three bedroom bungalow



PLEASE NOTE: Bricks, Tiles and Finishes are indicative only, and may differ from site to site depending on local factors and stock availability. Please check with our office for confirmation for this plot

PRN160516

REASON HOMES

HARPERS GARDENS, Wimblington general specification

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| <p>Kitchen:</p> <ul style="list-style-type: none"> New England Cashmere Ash coloured doors with complimentary carcass, laminate postformed worktops Ceramic sink & Chrome tap AEG built-in double electric oven AEG electric ceramic hob AEG chimney hood AEG built-in 50/50 fridge/freezer AEG built-in Dishwasher AEG built-in Washing Machine Vinyl Flooring Wall tiles to underside of wall units Gas supply in hob area <p>Bathroom:</p> <ul style="list-style-type: none"> White pedestal washbasin with chrome mixer tap White close coupled WC suite White bath with twin chrome grips and chrome bath filler Wall tiles to half-height behind sanitary ware Shower light over basin Slip resistant vinyl flooring <p>Bedroom 1:</p> <ul style="list-style-type: none"> Built-in Wardrobes <p>Internal Doors:</p> <ul style="list-style-type: none"> Vertical panel white painted with polished chrome door furniture | <p>Shower Room/En Suite:</p> <ul style="list-style-type: none"> White pedestal washbasin with chrome mixer tap White close coupled WC suite White shower tray with clear glass door Wall tiles to full height in shower cubicle and half height behind sanitary ware Shaver light over basin Slip resistant vinyl flooring <p>Entrance Doors:</p> <ul style="list-style-type: none"> Black front door with glazed panels and polished door furniture Rear door in white with glazed panels and polished chrome door furniture Personal garage door in white with glazed panel and polished chrome door furniture Garage door in white <p>Electrical:</p> <ul style="list-style-type: none"> Telephone point Multimedia socket plate consisting of Satellite, TV, FM/DAB radio and BT Fibre optic to lounge and Bedroom 1 External lights to front and rear Spur point for alarm in hall Under cupboard lighting to kitchen wall units Low energy downlights in ceiling to bathroom, shower room/en suite and kitchen | <p>Garage:</p> <ul style="list-style-type: none"> Electric spur point Lighting 7.4KW EV car battery charging point <p>Miscellaneous:</p> <ul style="list-style-type: none"> Gas fired central heating by radiators All internal walls painted Dulux White Mist and all internal and external woodwork painted white gloss Guttering all white PVCu Fascia, bargeboard and internal windowboards white PVCu Outside tap provided Patio areas provided Wooden fence panels with concrete posts and gravel boards or Post and Rail Fencing (depending on location of property) White PVCu windows and french doors to be fitted with sealed double glazed units Solar Panels EPC (Energy Performance Certificate) B <p><small>IMPORTANT NOTICE: Although care has been taken in the preparation of these particulars, plans and specifications, their accuracy is not guaranteed and they are subject to updating and variation, due to Government Authorisation and availability of materials from Suppliers.</small></p> |
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PRN06035

REASON HOMES

Harpers Gardens, Morley Way, Wimblington, Cambs



PRN160525

REASON HOMES

Plot 2 Harper Gardens, Morley Way, Wimblington PE15 0NR



welcome to

Harper Gardens, Morley Way,
Wimblington

- BRAND NEW Detached Bungalow
- Three Bedrooms
- En Suite to Bedroom One
- EV Charging Point
- Garage

Tenure: Freehold
EPC Rating: TBA

£349,000

- INT FF = Integrated Fridge Freezer space
- WM = Washing Machine space
- DW = Dishwasher space
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard



WAVENEY
three bedroom bungalow with single garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.810m* (12'6")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m* (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

* Max dimension (includes depth of wardrobes in master bedroom).

This layout is indicative only - no dimensions should be scaled from this plan

PRN270324

REASON HOMES

view this property online williamhbrown.co.uk/Property/MCH114869



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
MCH114869 - 0002



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk