







\*\*\* COMPLETE BY MARCH 2025 \*\*\* 10 YEAR NHBC  
\*\*\* PART EXCHANGE CONSIDERED \*\*\*

The Blackwell, a beautifully crafted and spacious 1,621 sq. ft. new build home that combines modern living with stylish design. On the ground floor, you are welcomed by an inviting entrance hallway leading to a spacious living room and a versatile study, perfect for home office use. The heart of the home is the open-plan kitchen, dining, and living area, featuring a premium Quartz worktop—ideal for both cooking and entertaining. The ground floor also includes a practical utility room and a cloakroom for added convenience.

Upstairs, you'll find four generously sized bedrooms, including a master suite with its own en-suite bathroom for ultimate privacy and comfort. The family bathroom is equally impressive, finished with sleek chrome tile trim and high-quality fixtures throughout.

The home comes complete with elegant flooring, including carpets, Karndean, and stylish tiling. Additionally, the rear garden is fully turfed, offering a great outdoor space to relax or entertain.

This exceptional property is the perfect blend of modern luxury and family-friendly design.

\* Images are for illustration purpose only.



## SUMMARY

The Blackwell, a beautifully crafted and spacious 1,621 sq. ft. new build home that combines modern living with stylish design. On the ground floor, you are welcomed by an inviting entrance hallway leading to a spacious living room and a versatile study, perfect for home office use. The heart of the home is the open-plan kitchen, dining, and living area, featuring a premium Quartz worktop—ideal for both cooking and entertaining. The ground floor also includes a practical utility room and a cloakroom for added convenience.

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## THE MEASUREMENTS

Ground Floor

Living

3.46m x 5.71m

11' 4" x 18' 9"

Kitchen

4.46m x 3.30m

14' 8" x 10' 10"

Dining/Family

6.06m x 3.17m

19' 11" x 10' 5"

Utility

0.92m x 1.74m

3' 0" x 5' 9"





Study  
3.26m x 2.45m  
10' 8" x 8' 0"

WC  
1.88m x 1.06m  
6' 2" x 3' 6"

First Floor

Master Bedroom  
3.95m x 4.26m  
13' 0" x 14' 0"

En suite  
1.20m x 3.26m  
3' 11" x 10' 8"

Bedroom 2  
3.33m x 3.73m  
10' 11" x 12' 3"

Bedroom 3  
3.50m x 2.90m  
11' 6" x 9' 6"

Bedroom 4  
3.50m x 2.70m  
11' 6" x 8' 10"

Bathroom  
2.86m x 2.15m  
9' 4" x 7' 1"

















### Energy Efficiency Rating

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