





Built in 2021, this AVANT home on the Cadley Village Development boasts modern features and a stylish design that is sure to impress. The property offers a perfect blend of comfort and functionality, making it an ideal choice for families or individuals looking for a new place to call home. The property is in close proximity to Coronation park local amenities and transport links.

As you step inside to a spacious open-plan living, kitchen, and dining area the bifold doors leading to the rear garden flood the space with natural light, creating a warm and inviting atmosphere.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room and family bathroom.

One of the highlights of this property is the south-facing rear garden, which has beautiful outdoor space where you can enjoy al fresco dining or simply bask in the sunshine. Additionally, the tandem parking ensures that you will never have to worry about finding a space for your vehicles.

Viewing strictly by appointment only.



## The Accommodation

### Open Plan Living Kitchen Dining Space

#### Kitchen

With two storage cupboards, radiator and stairs leading off to first floor accommodation. UPVC double glazed window to front and side elevation. The fitted kitchen has a range of eye and base level units and drawers with integrated induction hob, oven and extractor fan, Plumbing and appliance space for washing machine and fridge freezer, Sink and drainer with mixer tap over built into a preparation worksurface and integrated dishwasher.

#### Lounge

Two radiators, UPVC double glazed window to front elevation and bifold doors opening into enclosed south facing rear garden.

#### Cloakroom

With UPVC double glazed window to side elevation, radiator, wall mounted wash hand basin and low-level WC.

#### First Floor Landing

With radiator, airing cupboard, loft access and doors lead off to:

#### Master Bedroom

With two UPVC double glazed windows to front and side elevations, radiator and door to

#### En-suite

With UPVC double glazed window to front elevation, fully tiled with a three-piece white suite



comprising of wall mounted wash hand basin, low level WC and double width shower cubicle, tall towel rail.

#### Bedroom Two

With two UPVC double glazed windows to front and side elevation and radiator

#### Bedroom Three

With UPVC double glazed window to rear elevation and radiator







#### Family Bathroom

With UPVC double glazed window to side elevation, fully tiled and fitted with a three piece suite comprising of low level WC, wall mounted wash hand basin and panelled bath with shower over and screen.

#### Outside

The home enjoys a south facing rear garden which is enclosed by wall, timber fencing, artificial grass area and a decorative stoned area.

#### Parking

With double tandem parking and gated access to rear garden







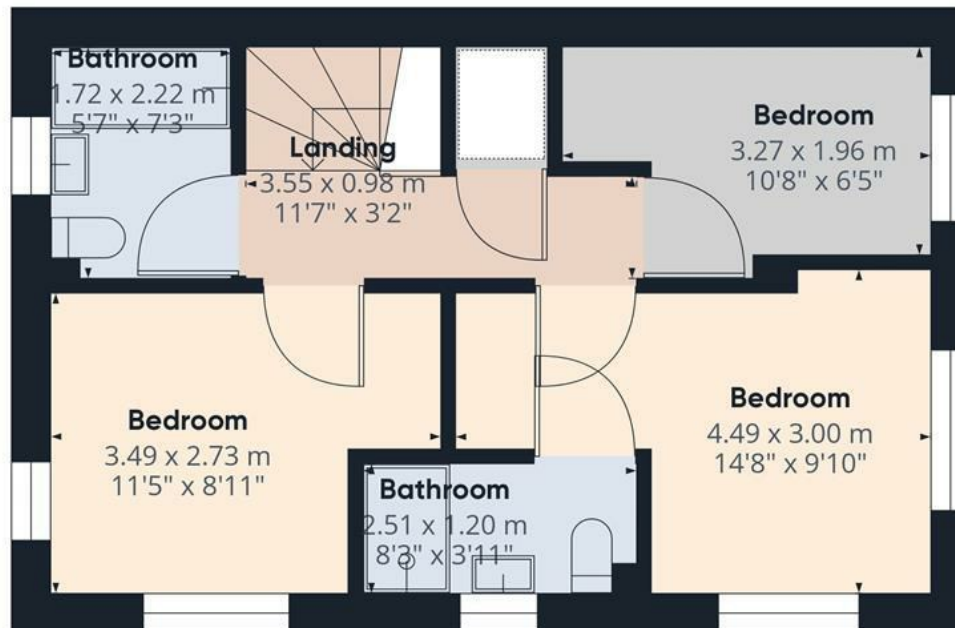








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

74.93 m<sup>2</sup>

806.54 ft<sup>2</sup>

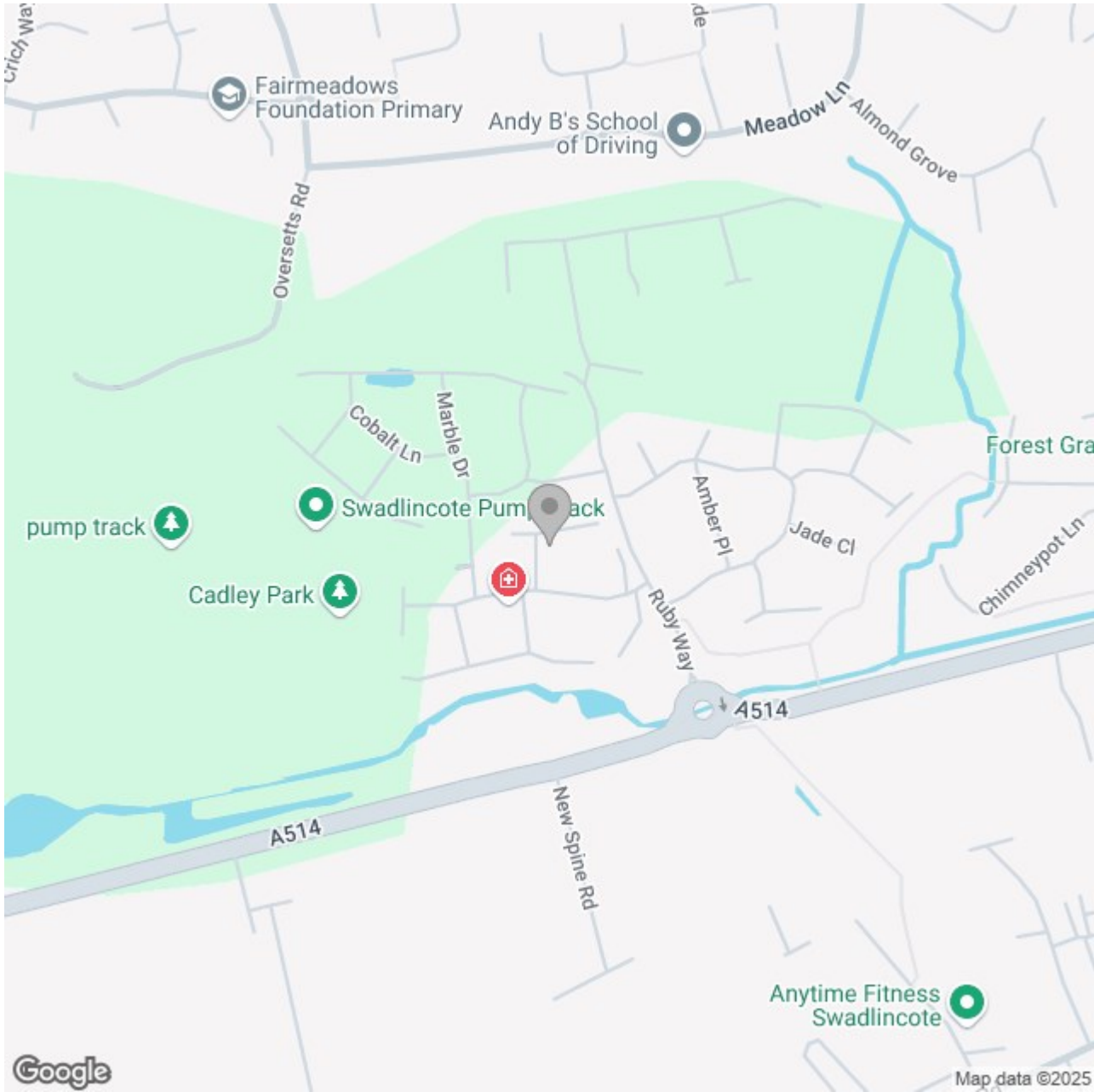
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## 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	