




ABODE
FOR SALE
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**** PLOT 7 ONLY TWO OF THIS DESIGN AVAILABLE **** THREE BEDROOM SEMI DETACHED **** High specification architect design small development of just 8 properties in the popular location Albert Village. This property offers a hall and guest cloakroom, open plan living and dining area with fitted kitchen and doors onto the garden. The first floor offers three bedrooms, en suite shower room and a family bathroom. Enclosed garden and REAR PARKING. The property benefits from Air Source Heat Pumps (Mitsubishi Ecodan 5kw) and upvc double glazed windows. Plot 7 is due to be ready to move into in May.



HALL

Entrance door into the hall and guest cloakroom.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed window to the front, radiator and open through to -

KITCHEN DINER

High specification fitted kitchen offering wall mounted, base and drawer units with work surfaces and sink and drainer unit. Fitted oven and hob, integrated dishwasher, appliance spaces. Upvc double glazed window and doors onto the garden, radiator and a door to the cloakroom.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Upvc double glazed window, radiator and a door to -

EN SUITE

Shower, low flush wc, wash hand basin, radiator and skylight window.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

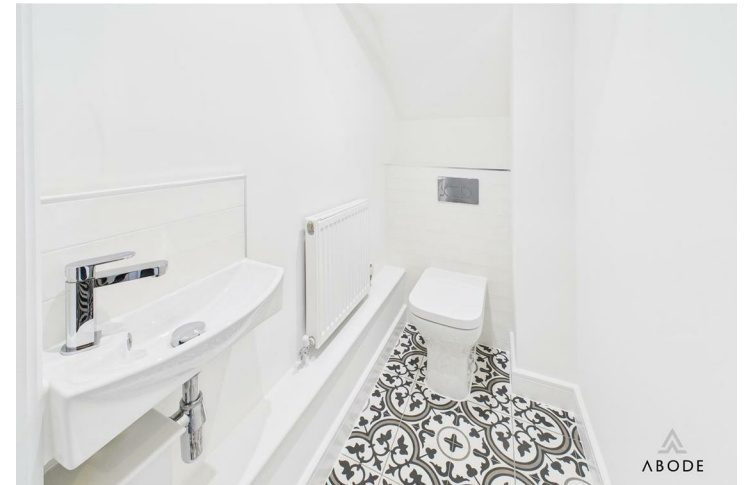
BATHROOM

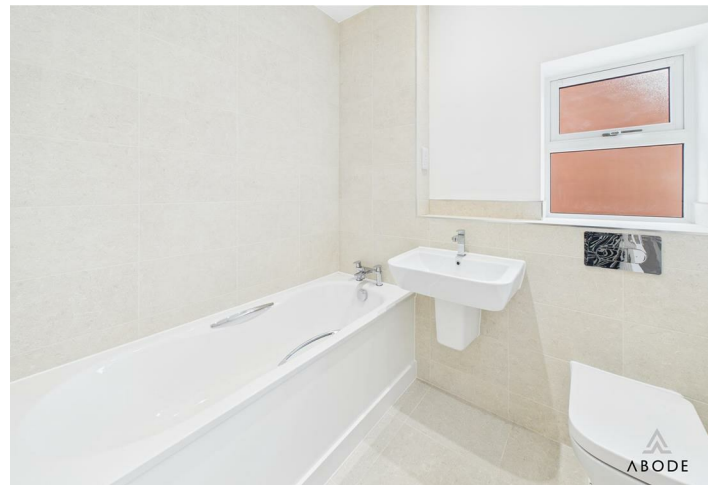
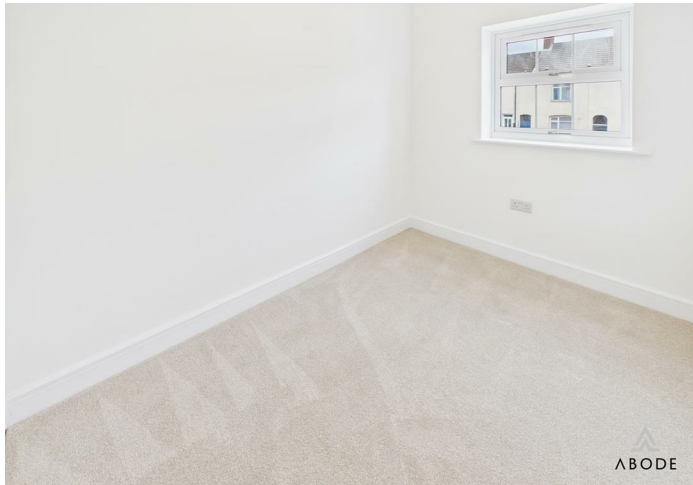
Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

OUTSIDE

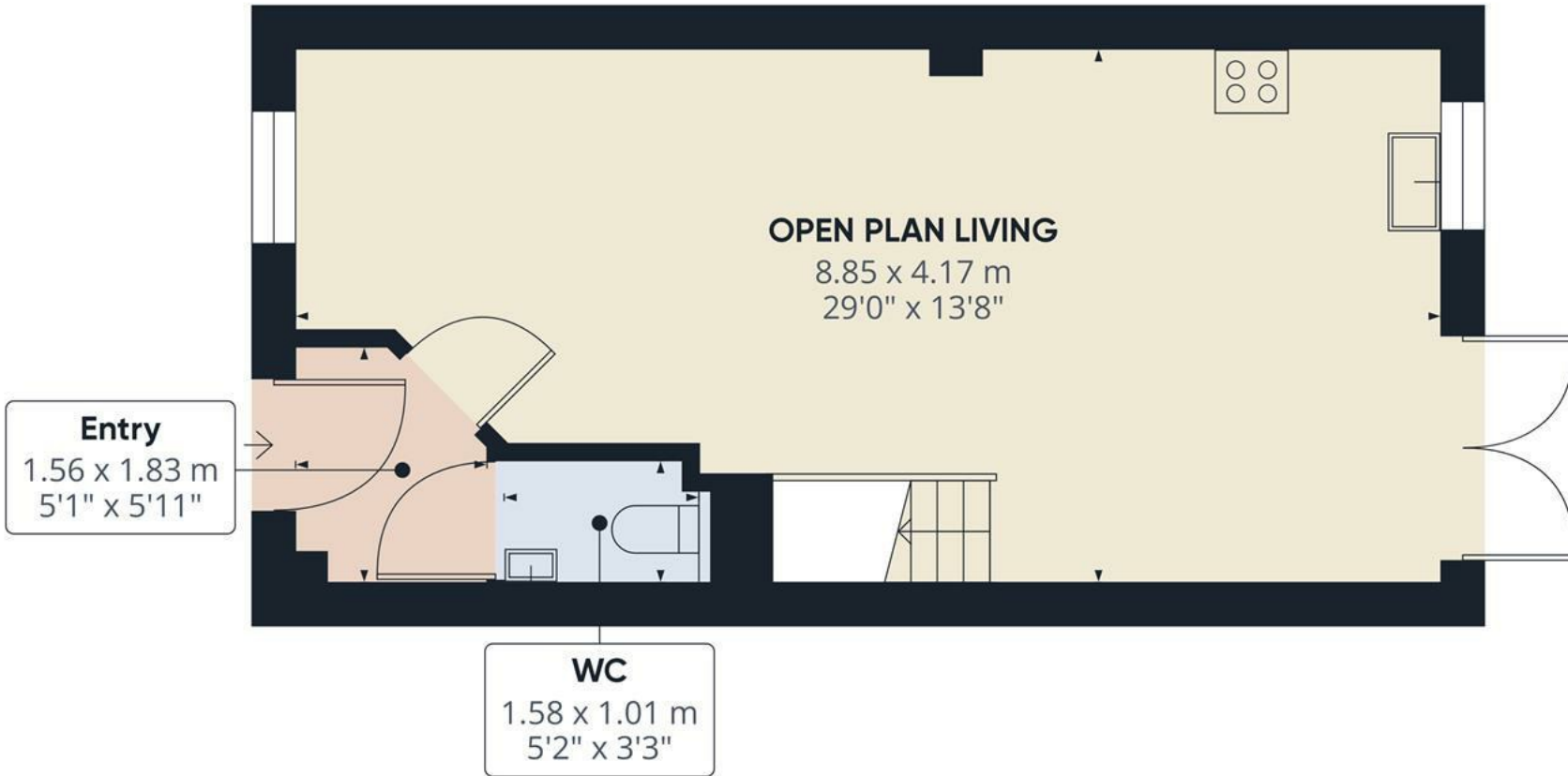


Enclosed garden with patio and lawn. Rear parking.









Approximate total area⁽¹⁾
36.62 m²
394.18 ft²

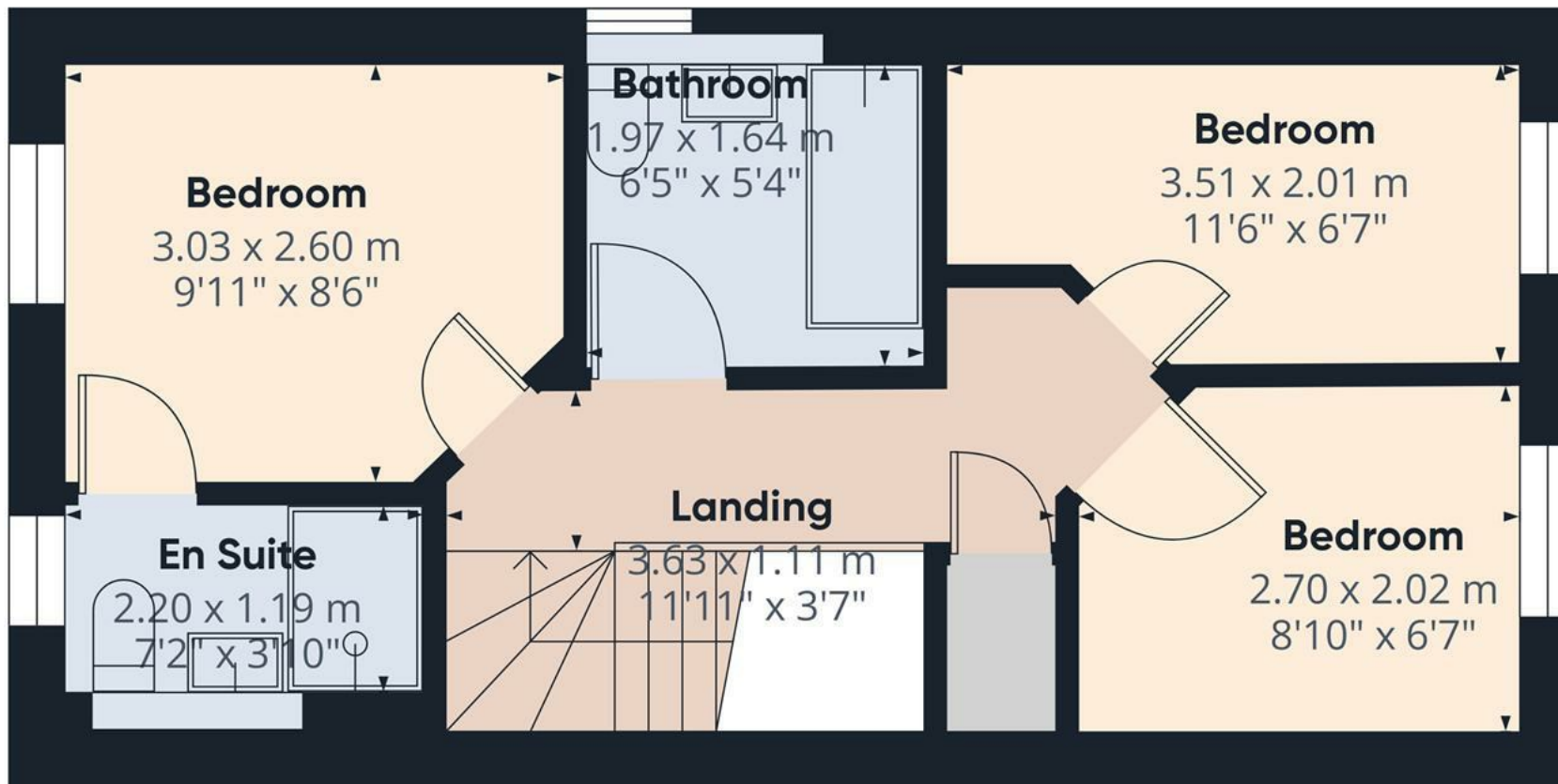
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Approximate total area⁽¹⁾

30.82 m²

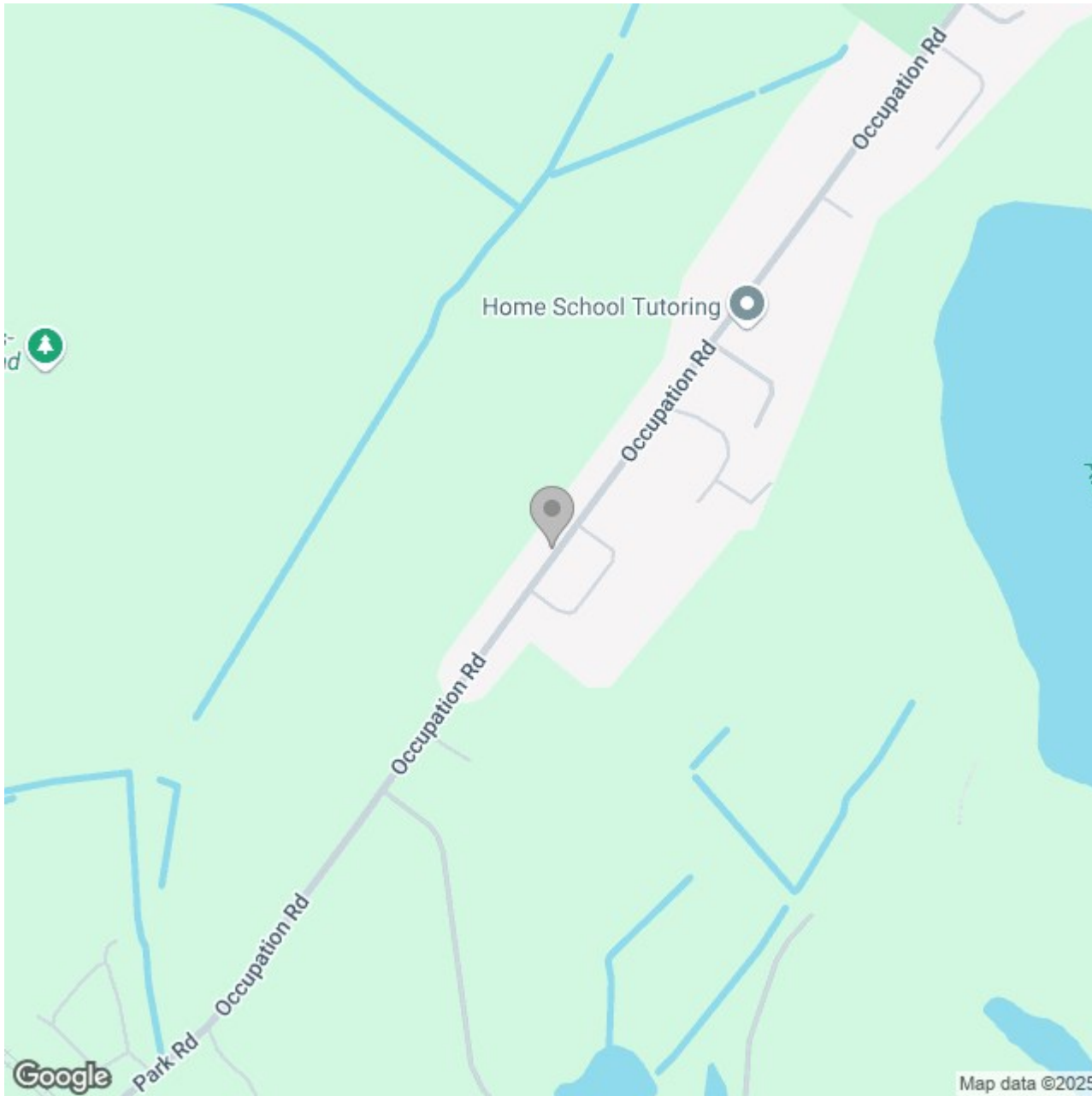
331.75 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

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