





OPEN DAY SATURDAY 23RD MAY 10AM - 1PM **LAST PLOT REMAINING**

Set within an exclusive development of just four homes, this final remaining plot offers a superb opportunity to secure a high-quality, contemporary home finished to an excellent specification throughout. Thoughtfully designed with modern living in mind, the property provides well-planned accommodation with bright and spacious interiors.

The home features three generously sized double bedrooms, making it ideal for families, professionals, or those seeking flexible living space. The ground floor offers a well-proportioned layout perfectly suited to both everyday living and entertaining, while the overall specification combines modern design with practical features.

With only one plot remaining on this small and select development, early interest is highly recommended.

Please note: images are for illustrative purposes only.



Accommodation

Finished to a high specification, with a contemporary Shaker-style kitchen fitted as standard, complete with integrated oven, hob and extractor, washer dryer, fridge freezer and dishwasher as standard. The kitchen features laminate worktops with matching splashbacks behind the hob, and French doors from the dining area open directly onto the rear garden, creating a natural connection between indoor living and outdoor space.

Bathrooms and en-suites are fitted with modern white vanity units, chrome fittings and heated towel radiators. The main bathroom includes a thermostatic mixer shower over the bath with a glass screen, while the downstairs WC features a wall-mounted basin with a chrome bottle trap.

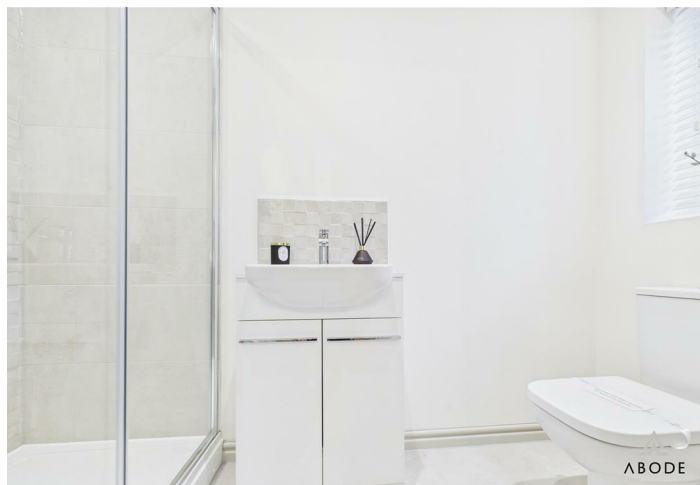
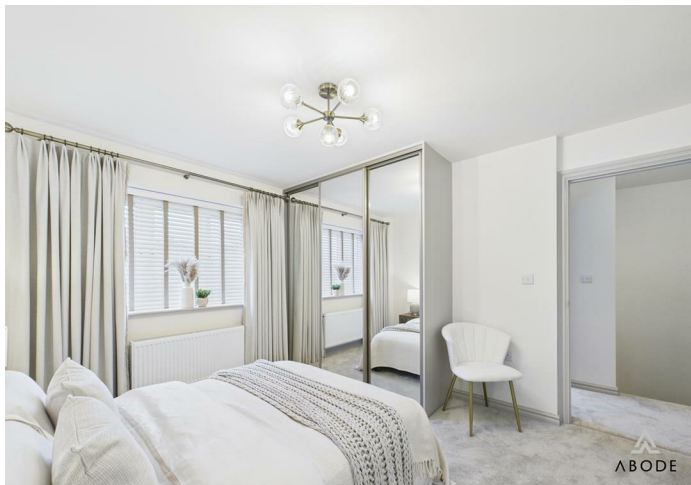
The property benefits from gas central heating served by an eco-efficient combi boiler with thermostatic radiator valves throughout and upgraded flooring package. Inset solar PV panels are also included to enhance energy efficiency, with the option to add battery storage.

White switches and sockets are fitted throughout, with inset downlights in the kitchen, bathrooms and en-suites, and pendant lighting elsewhere. Externally, both the front and rear gardens are laid to turf, with a paved patio area to the rear and an electric vehicle charging point included as standard.

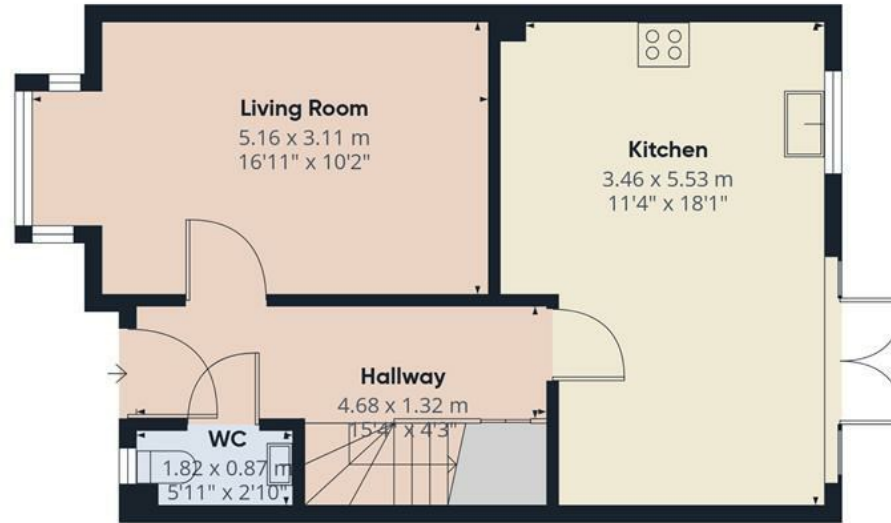
PLEASE NOTE

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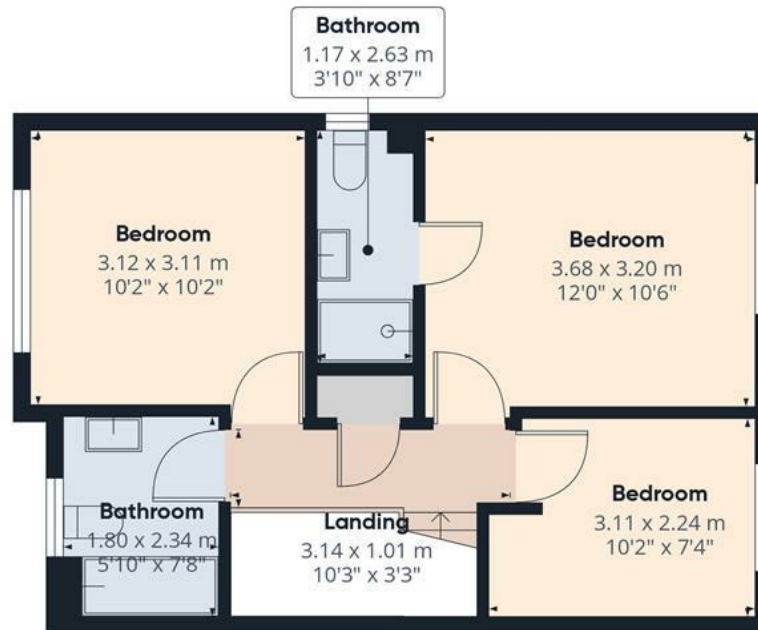








Floor 0



Floor 1

Approximate total area⁽¹⁾

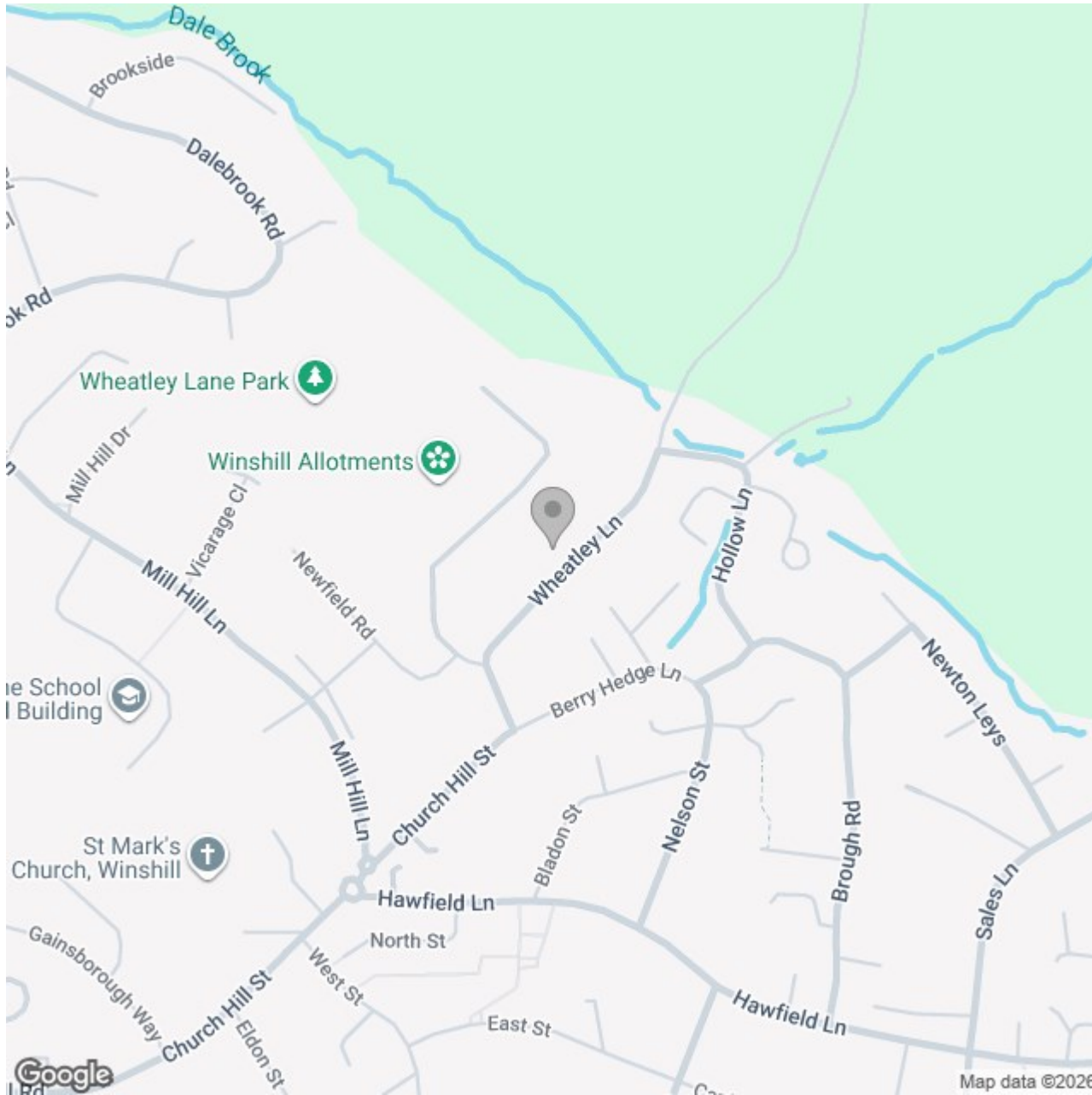
83.9 m²

902 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	