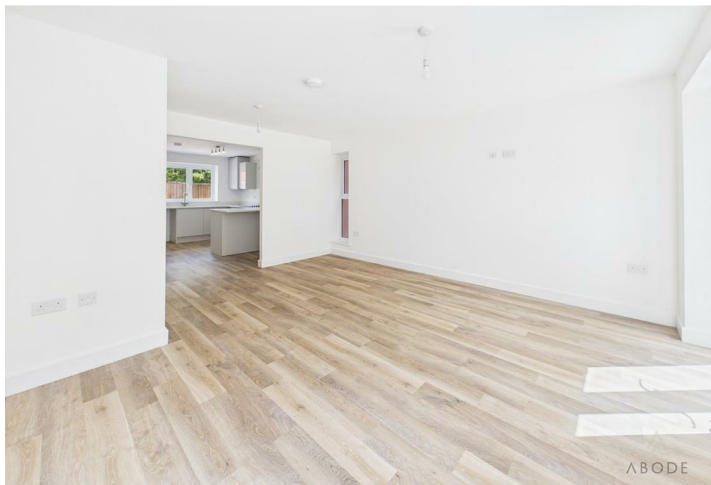






**\*\*\*\* BRAND NEW SEMI DETACHED  
PROPERTY FINISHED TO A HIGH  
SPECIFICATION \*\*\*\***

In brief the properties offer a hall area, fitted dining kitchen, guest cloakroom and a lounge with doors onto the garden. Three first floor bedrooms, master with an en suite shower room plus a family bathroom. Blocked paved parking for 2 cars and a rear garden. Solar panels are fitted to the property and a EV charging point. CALL ABODE FOR MORE INFORMATION 01283 358007



## HALL

Entrance door into the hall area with a radiator and stairs to first floor.

## KITCHEN/DINER

Fitted units with work surfaces, breakfast bar and a sink unit with mixer tap. Fitted oven and hob, further appliance spaces. Breakfast bar, under stair storage cupboard, upvc double glazed window and open through to -

## LOUNGE

UPVC double glazed window to the side elevation and double doors onto the garden, radiator.

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## FIRST FLOOR LANDING

Loft access and a radiator.

## BEDROOM 1

Upvc double glazed window, radiator and a storage cupboard.

## EN SUITE

Corner shower, vanity sink unit with wash hand basin and storage cupboard, low flush wc, chrome ladder style radiator and a upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



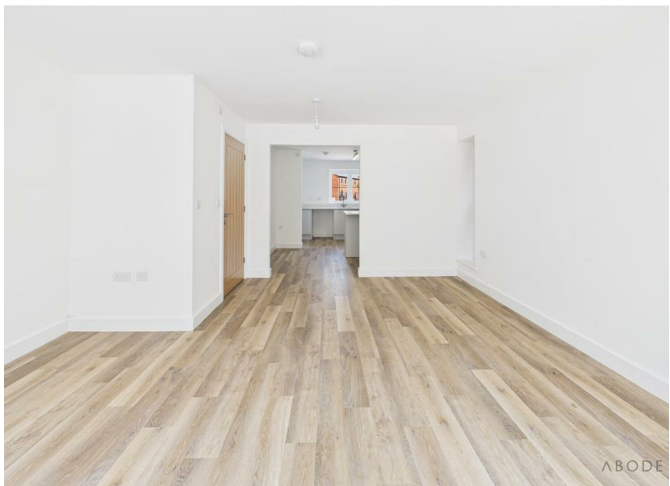
## BATHROOM

Panel enclosed bath with a shower and shower screen. Vanity sink unit with wash hand basin and storage cupboard, low flush wc, chrome ladder style radiator and a upvc double glazed window.

## OUTSIDE

Block paved drive for 2 cars and a rear garden. EV charging point and solar panels.







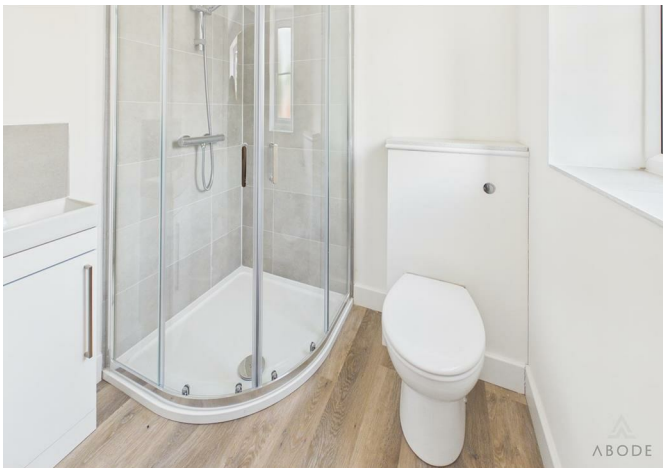
### NOTE

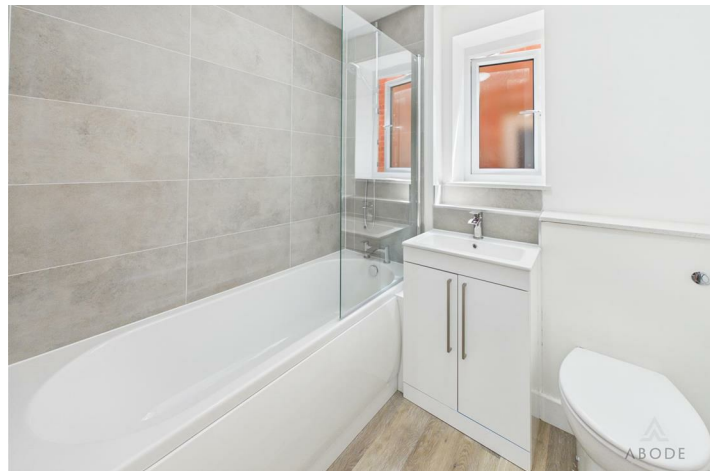
Please note that the photographs are for illustration purpose only(plot 5).

T & C's - Kitchen, bathroom and flooring choices are available subject to price, timing and specification.

### DIRECTIONS

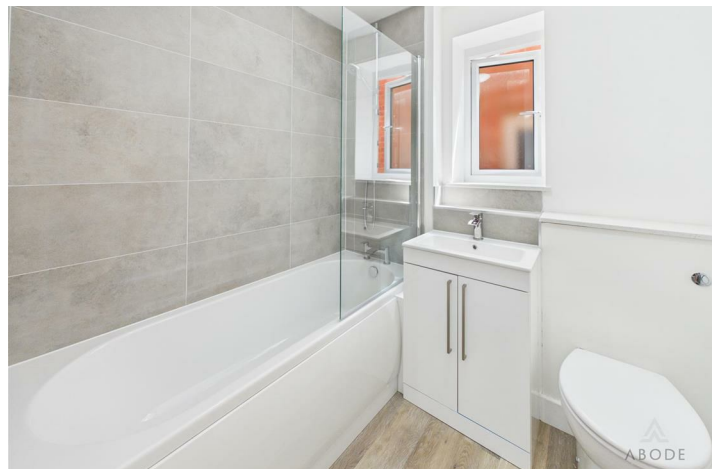
Please be aware the postcode doesn't take you to the right address. From Tesco's on Common Road, turn down Thorps Down Road turn second left onto Penkridge Road and Kilnstone Close is located at the bottom on the left hand side.

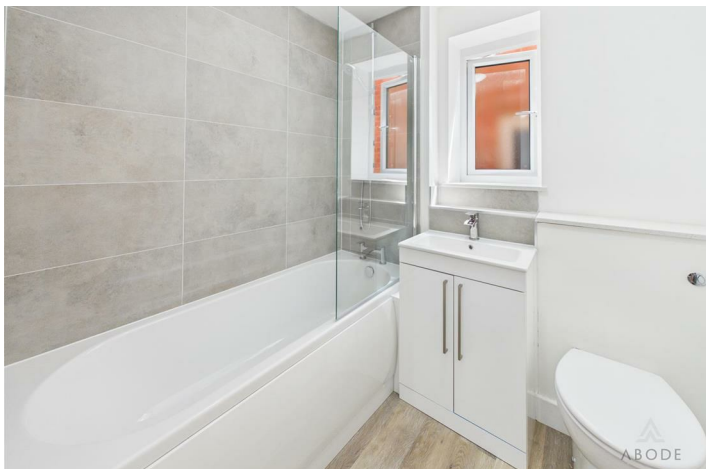


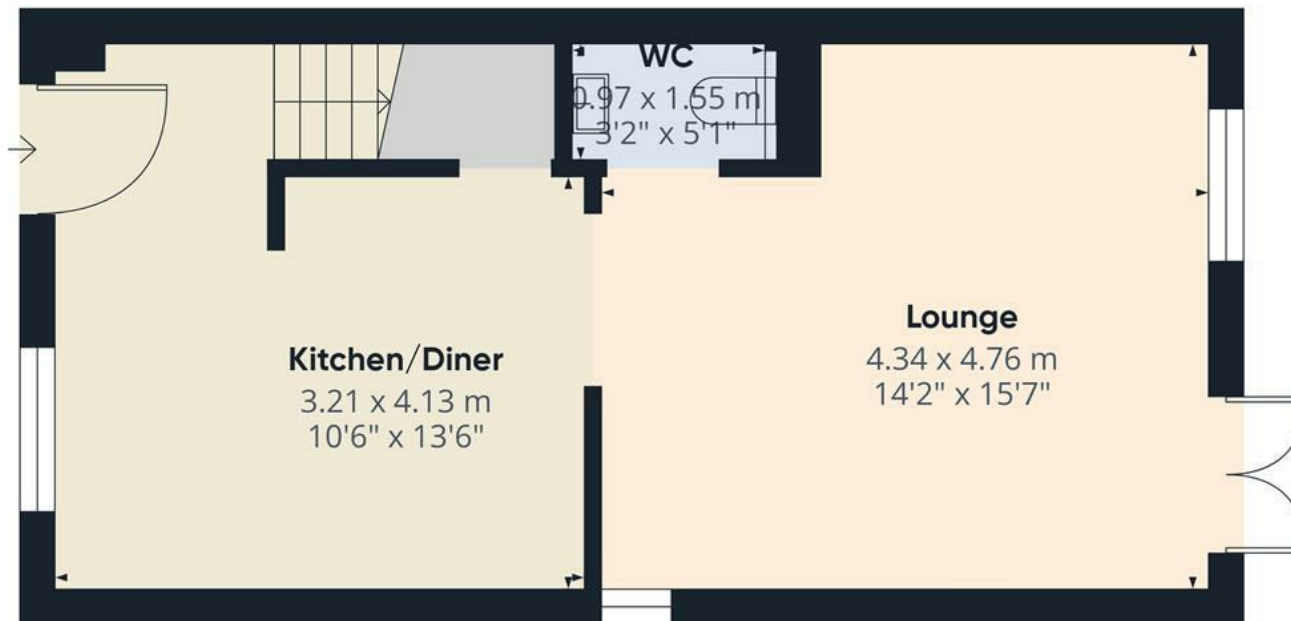












Floor 0 Building 2

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

72.1 m<sup>2</sup>

776 ft<sup>2</sup>



Floor 1 Building 2

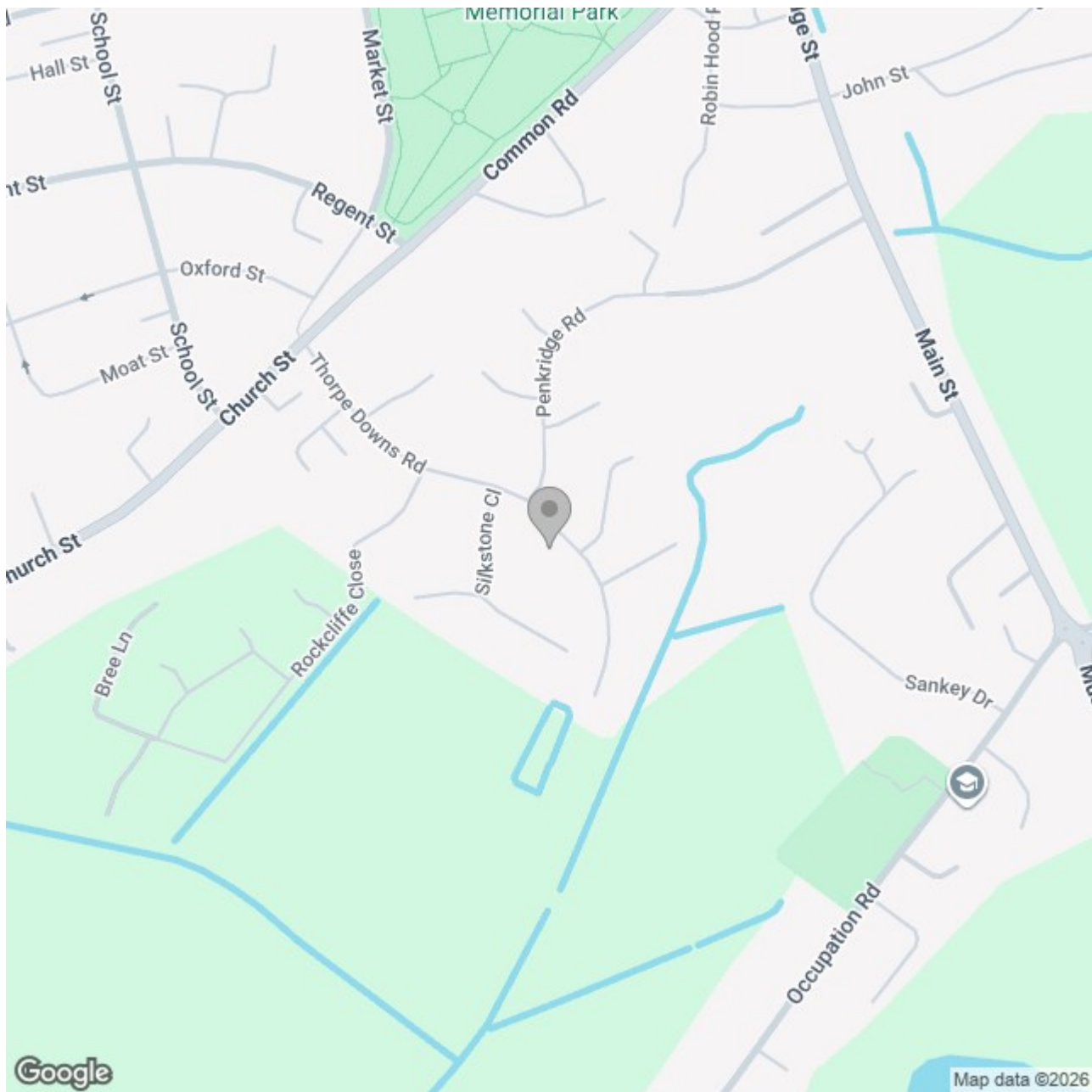
(1) Excluding balconies and terraces

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 |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          | <b>92</b>                  | <b>92</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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |