



## 12 Magnum Plum Way, Frampton Cotterell

- New Development
- No Upward Chain
- Open Plan Lounge/Diner/Kitchen
- Jack and Jill Family Bathroom & Cloakroom
- Off Road Parking
- Last 3 Remaining
- Detached Executive House
- 3 Bedrooms (Master En-suite)
- Air Source Heat Pump
- Secure Landlocked Garden with rear views to fields

**£425,000**





Nestled in the charming area of Frampton Cotterell, Magnum Plum Way presents an exceptional opportunity to acquire one of the last two remaining detached executive houses in this new development. This property boasts a modern design and offers a seamless open plan lounge, dining, and kitchen area, perfect for both entertaining and family living. With three well-proportioned bedrooms, the master suite features an en-suite bathroom, providing a private retreat. The family bathroom is designed with a convenient Jack and Jill layout, ensuring easy access for all. This home is equipped with an air source heat pump, promoting energy efficiency and sustainability, which is increasingly important in today's world. Additionally, the property benefits from off-road parking, a valuable feature in this desirable location. The secure landlocked garden offers a peaceful outdoor space, complete with lovely rear views of the surrounding fields, ideal for relaxation or family gatherings. This property is ready for you to move in and make it your own. Don't miss the chance to secure a home in this sought-after development, where modern living meets the tranquillity of the countryside.



### Entrance Hall

Composite front door with double glazed side panel, wood effect flooring with under floor heating, stairs to 1st floor with oak and glass balustrade, and storage cupboard under, oak doors into

### Downstairs Cloakroom

White WC, and wash hand basin with tiled splash back, wood effect flooring with underfloor heating.

### Kitchen/Lounge/Dining Area

30'11" - 18'2" x 16'11" - 9'11"

Double glazed bi-folding doors to the rear, double glazed window to side, range of quality wall, drawer and base units with composite work surface over, sink unit with mixer, tap, electric oven, with electric hob, integrated appliances ie fridge, freezer, dishwasher, and washing machine, inset ceiling lights, wood effect flooring with under floor heating.

### Landing

Access to loft space, radiator.

### Bedroom One

12'3" max x 12'8" - 8'3"

Double glazed window to rear, built in double wardrobe, inset ceiling lights,

### Bedroom Two

13'1" x 8'6"

Double glazed window to front, built in wardrobe, inset ceiling lights, radiator.

### Bedroom Three

9'9" x 7'5"

Double glazed window to side, built in wardrobe, inset ceiling lights, radiator.

### En Suite

Double glazed window to side, Shower cubicle,

### Bathroom

Jack and Jill bathroom, bath with shower over, vanity wash hand basin, W/C, heated towel rail, tiled walls.

### Front Garden

Laid to lawn.

### Rear Garden

Laid to law, screened by hedging to rear, patio, side gate.

### Parking

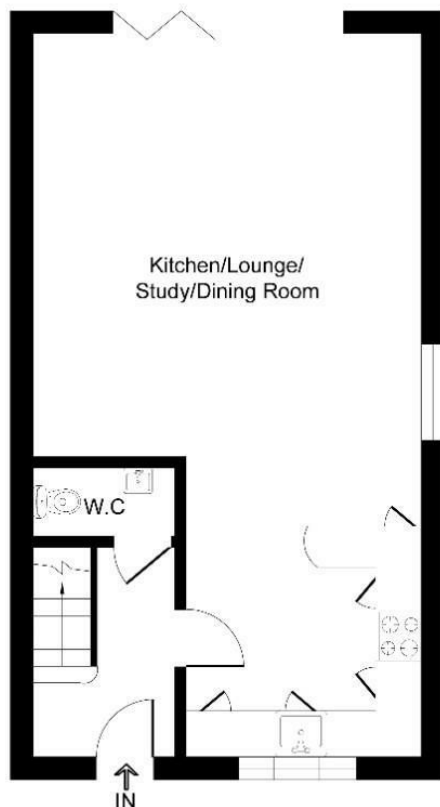
Block pavier hardstanding to front.

### Agents Note

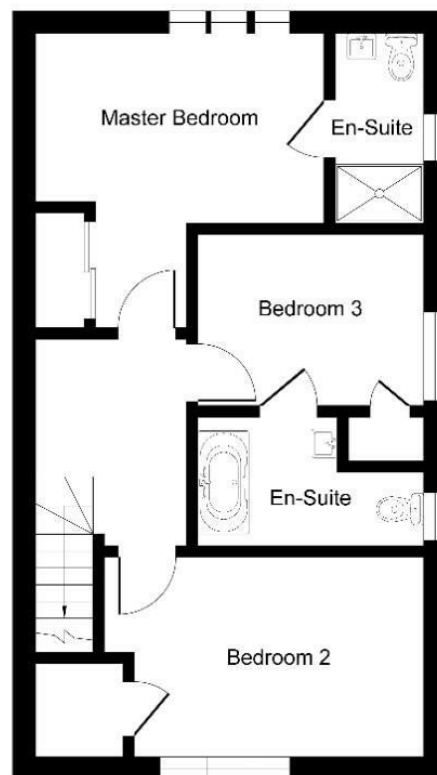
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There is an estate management fee payable monthly.

## 12 Magnum Place



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing


Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</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 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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