



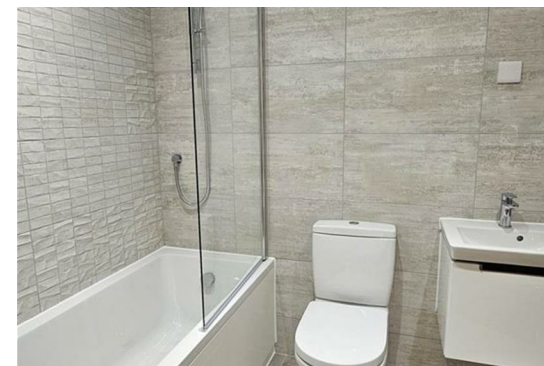
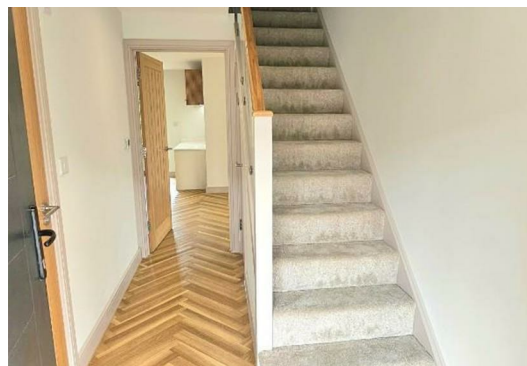
10 Magnum Plum Way, Frampton Cotterell

- New Development
- No Upward Chain
- Open Plan Lounge/Diner/Kitchen
- Family Bathroom & Cloakroom
- Garage & Parking
- Last 2 Remaining
- Detached Executive House
- 4 Double Bedrooms (Master En-suite)
- Air Source Heat Pump
- Secure Landlocked Garden with Countryside Views

£625,000

HUNTERS®
HERE TO GET *you* THERE

Nestled in the highly sought-after Magnum Plum Way, Frampton Cotterell, this exquisite detached executive house, offers an unparalleled opportunity for discerning buyers. With four generously sized bedrooms, including a well-appointed en suite, this residence is perfectly designed to cater to the needs of families seeking comfort and space. The secure landlocked garden with countryside views is a standout feature, providing a sunlit outdoor haven ideal for relaxation and play. Inside, the heart of the home boasts an open plan lounge, dining area, and kitchen, creating a seamless flow that is perfect for entertaining guests or enjoying cherished family moments. The design maximises natural light, ensuring that the living spaces are warm and inviting. The family bathroom is thoughtfully designed, offering both convenience and comfort for all residents. Additionally, the property includes a garage, providing ample storage and secure parking, a valuable asset in today's busy world. As one of the last three homes available in this new development, this property represents a unique chance to secure a modern residence in a desirable location. With no upward chain, the process of moving in can be both swift and straightforward, allowing you to settle into your new home with ease. Frampton Cotterell is celebrated for its strong community spirit and picturesque surroundings, making it an excellent choice for families and individuals alike. This home is not just a place to live; it embodies a lifestyle choice that harmoniously blends tranquillity with modern amenities. Seize the opportunity to make this stunning property your own and enjoy all that it has to offer.



Entrance Hallway

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

Cloakroom

Double glazed window to the front, white WC, and wash hand basin with tiled splash back, wood effect flooring with underfloor heating.

Open Plan Living/Dining and Kitchen

Lounge

20'4" x 13'6"

Double glazed window to the front, double glazed bi-folding doors to the rear, wood effect flooring with underfloor heating.

Kitchen/Dining Area

15'6" x 14'

Double glazed bi-folding doors to the rear, range of bespoke wall, drawer and base units with composite work surface over, sink unit with mixer, tap, electric double oven, with hot plate drawer, electric hob set with in an island with storage cupboard, drawers and seating under, integrated appliances that include fridge/freezer, full length fridge, dishwasher, and washing machine, wood effect flooring with under floor heating, and door into garage.

First Floor Landing

Double glazed window to the rear with open countryside views providing a study space, storage cupboard with electrics, access to loft space, oak doors into

Bedroom One

15'6" x 10'

Double glazed windows to the side and rear with open countryside views, built in double wardrobe, radiator, oak door into

En-Suite

Double glazed window to the side, white suite comprising, double shower cubicle with rain shower over, wash hand basin, WC, tiled walls, wood effect flooring, heated towel rail, spotlights, extractor fan.

Bedroom Two

11'3" x 10'9"

Double glazed to rear with open countryside views, built in double wardrobe, radiator.

Bedroom Three

14'4" x 8'10"

Double glazed window to the front, built in wardrobe, radiator.

Bedroom Four

16'4" x 9'

Double glazed window to the front, built in double wardrobe, radiator.

Bathroom

White suite comprising, panelled bath with shower attachment over, vanity wash hand basin, WC, tiled walls, wood effect flooring, extractor fan, heated towel rail, ceiling spotlights.

Outside

The front is laid to lawn with shrub and small trees, pathway leading to the front door, block stone double driveway leading to a single garage, EV charger, gated access leading to the rear garden.

The enclosed rear garden is laid mainly to lawn with porcelain tile patio, outside tap, and mature hedge and fence borders backing onto fields behind.

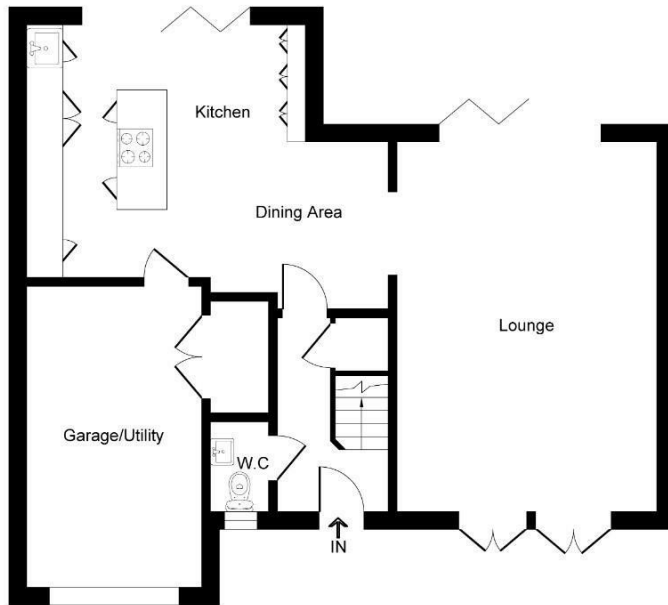
Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

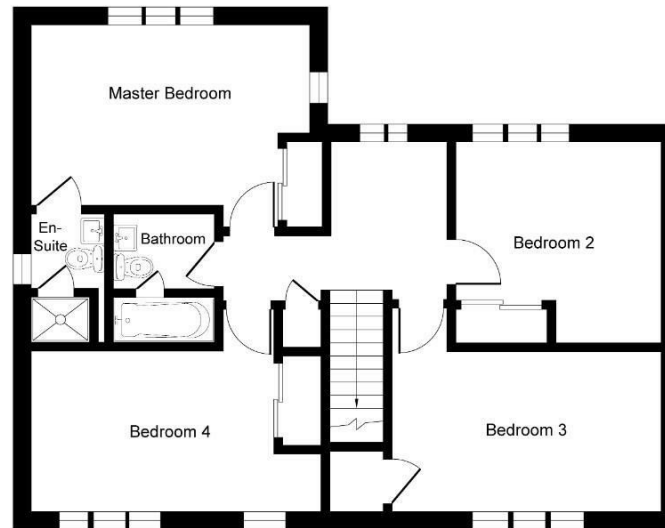
Estate Management Fee

There is an estate management fee payable monthly.

10 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) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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