





**\*\*\*\* NEW BUILD DORMER BUNGALOW  
READY \*\*\*\* HIGH SPECIFICATION \*\*\*\***  
This is a great opportunity to purchase  
a superb modern property in a  
delightful position. The property offers a  
hall, open plan living & dining kitchen,  
three bedrooms, en suite shower room  
and a bathroom. Ample parking and a  
garden. NO CHAIN



Entrance Hall

Open Plan Living kitchen 20'1 x 21'8

Bedroom 2 14'4 x 10'3

Bedroom 2 12'1 x 9'4

Bathroom 9'5 x 8'6

First floor master bedroom max measurements 14'7 x 10'4

Dressing area 10'4 x 8'

En suite 10'4 x 5'7

## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## OPEN PLAN LIVING

21' 8" x 19' 10"

Fitted kitchen with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated fridge freezer, and plumbing and space for washing machine, windows and doors onto the garden, radiator.

## BEDROOM 2

14' 3" x 10' 1"

Upvc double glazed windows and radiator.

## BEDROOM 3

9' 4" x 11' 10"

Upvc double glazed windows and radiator.

## BATHROOM

8' 8" x 9' 0"

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

## FIRST FLOOR



## BEDROOM I

18' 6" x 9' 11"

Sky light windows, radiator, dressing area and door to the en suite.

## EN SUITE

8' 10" x 9' 11"

Large shower, wash hand basin, low flush wc, radiator and sky light window.

## OUTSIDE

Ample parking to the front and an enclosed rear garden with lawn and patio.















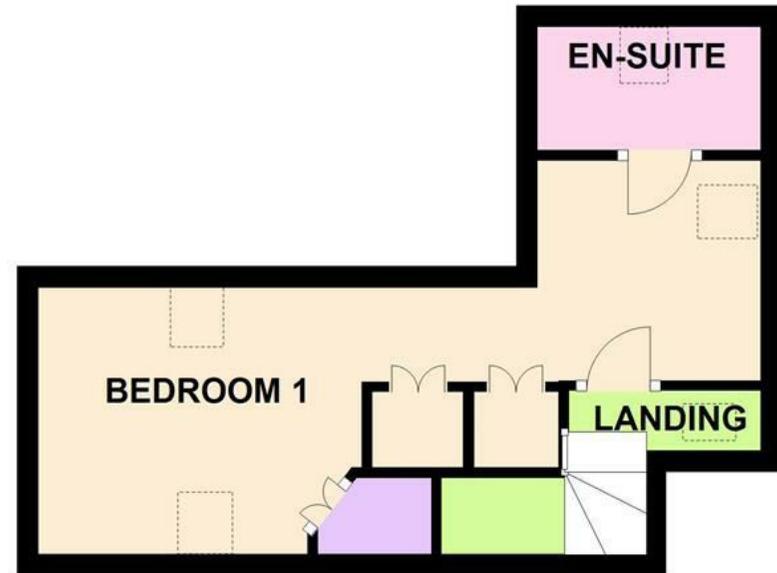
## GROUND FLOOR

APPROX. 54.2 SQ. METRES (583.4 SQ. FEET)

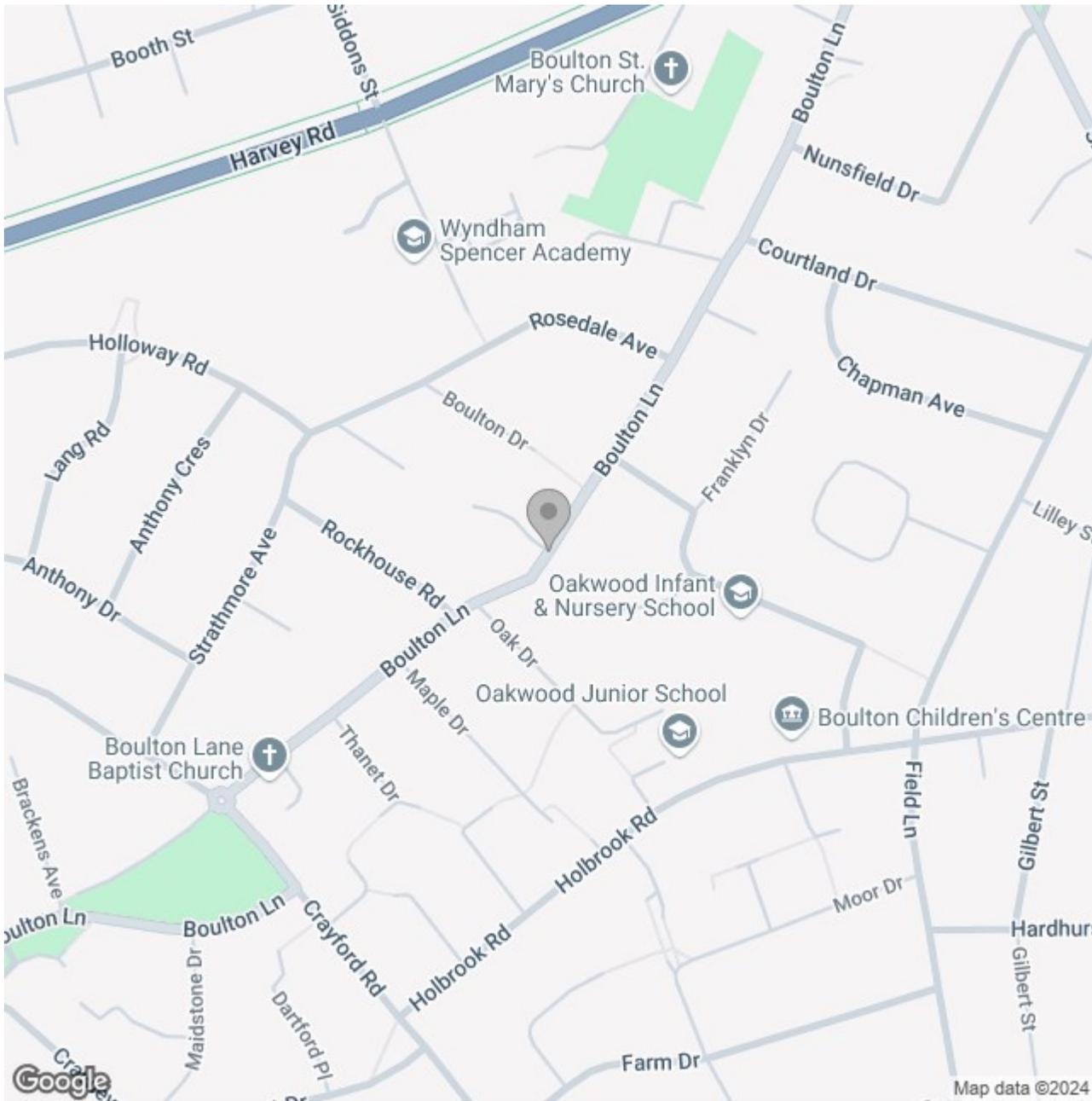


## FIRST FLOOR

APPROX. 21.1 SQ. METRES (226.8 SQ. FEET)







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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 2002/91/EC	