



EPC BAND C

Energy Performance Certificate

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

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DISCLAIMER
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 All measurements are approximate



Plot 4 The Slad, Itchington Road, Grovesend, BS35 3TW

New Build | Small Select Development | Bespoke Design & Construction | Quality Build & Finnish
 Semi Rural Setting | Flexible Bedrooms | Kitchen/diner | Lounge & Study

Asking Price: £385,000



This super semi-detached family home is part of a small development of just five fabulous brand new family homes! Of a high quality clean cut and contemporary style, this fabulous property constructed by "Bespoke" homes comes complete with quality flooring, central heating, double glazing and a 10 year insurance backed warranty. The thoughtfully designed accommodation is tastefully appointed to a very high standard and the layout is conducive for modern living in the 21st Century. Features of particular note include a comprehensively fitted kitchen/diner with various integral "Neff" appliances and solid timber work surfaces, solid oak internal doors, separate living room, study, cloakroom, utility, en-suite, a very flexible bedroom arrangement and family bathroom. Outside there is parking for two vehicles and manageable landscaped gardens, accordingly we anticipate a good deal of buying interest, therefore early reservations are enthusiastically encouraged.



ENTRANCE

Via attractive "Green Oak" tiled canopy porch to front door that provides access to;

VESTIBULE

Full length double glazed window to front. Dual glazed doors opening through to;

RECEPTION HALLWAY

Spacious reception area with "Camaro" flooring, feature oak dog-leg staircase rising to first floor and radiator

LOUNGE

5.60m (18' 4") x 3.17m (10' 5")

Double glazed Cottage style casement window to front. Ample power points, t.v. point, and radiator



KITCHEN/DINER

5.26m (17' 3") x 4.78m (15' 8")

Double glazed cottage style casement windows to rear with double glazed bi-fold doors opening onto an attractive private patio at the side. Extensive range of contemporary floor and wall units with solid wood block work surfaces incorporating "Neff" appliances with Belfast sink. Central work station with wine chiller, halogen hob and extractor hood over. Integral double oven, dishwasher, fridge/freezer and "Camaro" flooring with radiator

UTILITY ROOM

2.96m (9' 9") x 1.50m (4' 11")

Range of floor and wall units with solid wood block work surfaces. Plumbed for washing machine and space for condensing tumble dryer, "Camaro" flooring and radiator



STUDY

3.0m (9' 10") x 1.60m (5' 3")

Double glazed cottage style casement window to rear, radiator

LANDING

Access to loft via retractable ladder. Cupboard housing pressurised hot water tank

BEDROOM 1

3.97m (13' 0") x 3.16m (10' 4")

Double glazed cottage style casement window to front, radiator



EN-SUITE

W.C., wash hand basin and tiled shower enclosure



DRESSING ROOM/NURSERY (POTENTIAL 4TH BEDROOM)

3.02m (9' 11") x 2.30m (7' 7")

Double glazed cottage style casement window to rear and radiator

BEDROOM 2

3.92m (12' 10") x 3.14m (10' 4")

Double glazed cottage style casement window to rear and radiator



BEDROOM 3

3.83m (12' 7") x 3.23m (10' 7")

Double glazed cottage style casement window to rear and radiator



BATHROOM

Obscure double glazed cottage style casement window to side. W.C. wash hand basin and panelled bath with tiled floor, heated towel rail and LED lighting.



GARDENS

The house enjoys a private level garden with private paved patio and low maintenance astro-turf backing onto a section of railway embankment

PARKING

Hardstanding for two vehicles

N.B

The photos used are a generic selection of photographs taken of the development at different stages of construction. Therefore they do not necessarily relate to the exact plot in question. Please ask for clarification!

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

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.