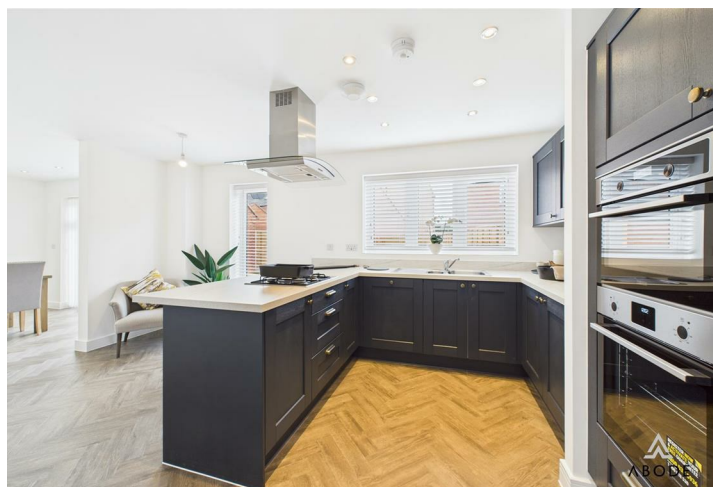






Save up to £15,000 on this brand new, chain-free four-bedroom detached home, located on the award-winning Hatton Court development. Built under the guidance of an NHBC Pride in the Job Award 2024-winning site manager, this property comes complete with a 10-year NHBC Buildmark warranty. Offering an open-plan kitchen, breakfast, and family area, two further reception rooms, four double bedrooms, two en-suites, and a stylish family bathroom, this is a home designed with modern family living in mind. A single garage and driveway further complement this impressive property.



Accommodation

The home opens into a welcoming hallway, giving access to a formal dining room and a spacious living room, both positioned to the front aspect. A guest cloakroom and storage cupboard are also conveniently located off the hall. Spanning the full width of the rear, the open-plan kitchen, breakfast, and family area is the true heart of the home. Featuring a range of modern fitted units, integrated appliances, and French doors leading to the garden, this space is perfect for family life and entertaining.

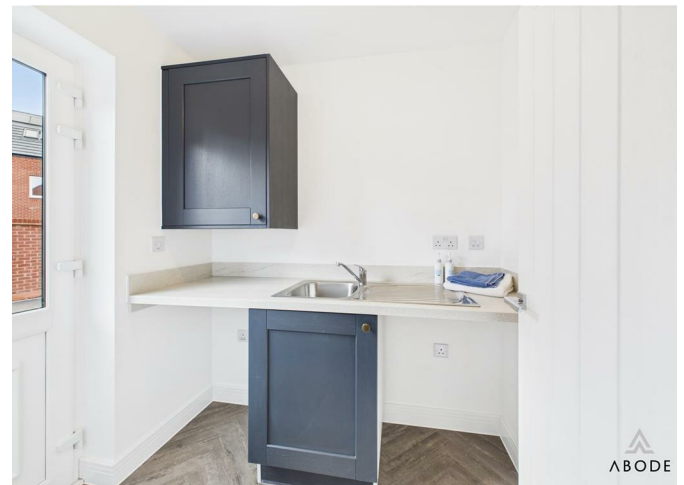
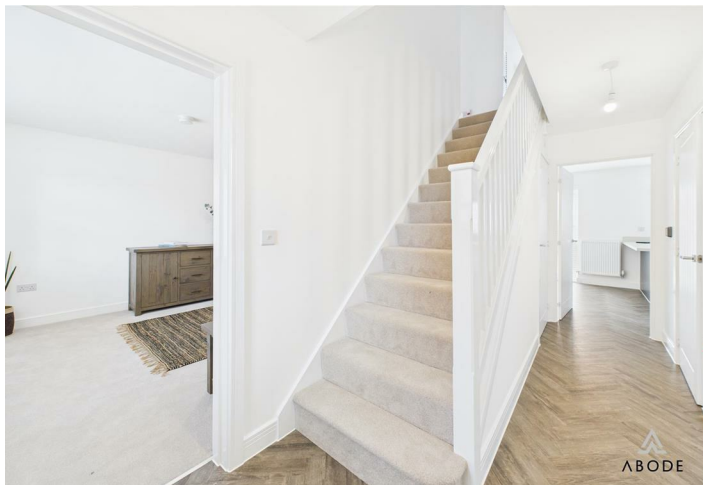
First Floor

The first floor offers four generously sized double bedrooms, with the principal bedroom and second bedroom each benefitting from a private en-suite shower room. The remaining two bedrooms are served by a centrally located family bathroom, finished with a modern three-piece suite and contemporary tiling.

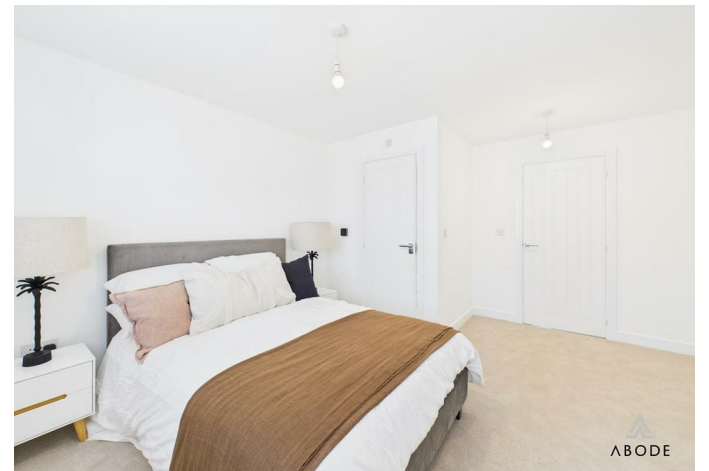
Outside

The property includes a single garage and driveway providing off-street parking. To the rear is a private garden, accessible directly from the French doors in the kitchen, offering scope for landscaping and outdoor seating.

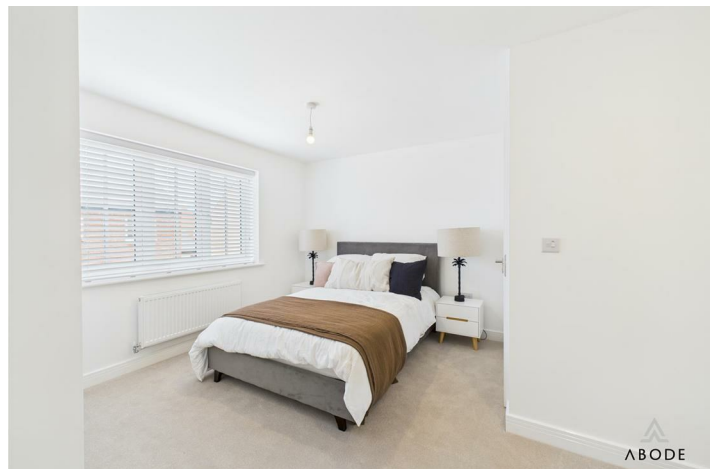
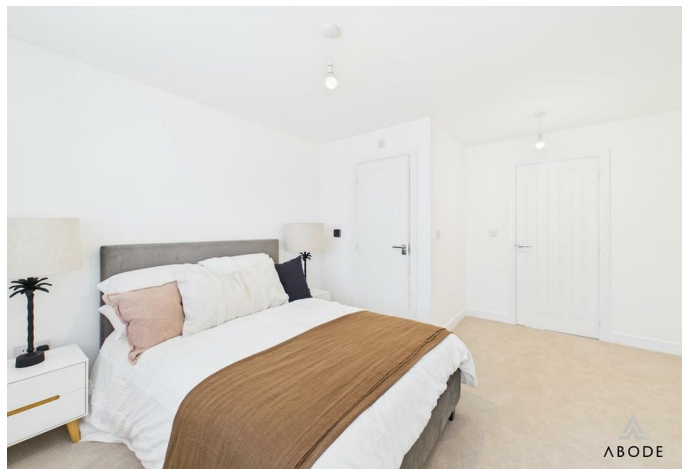








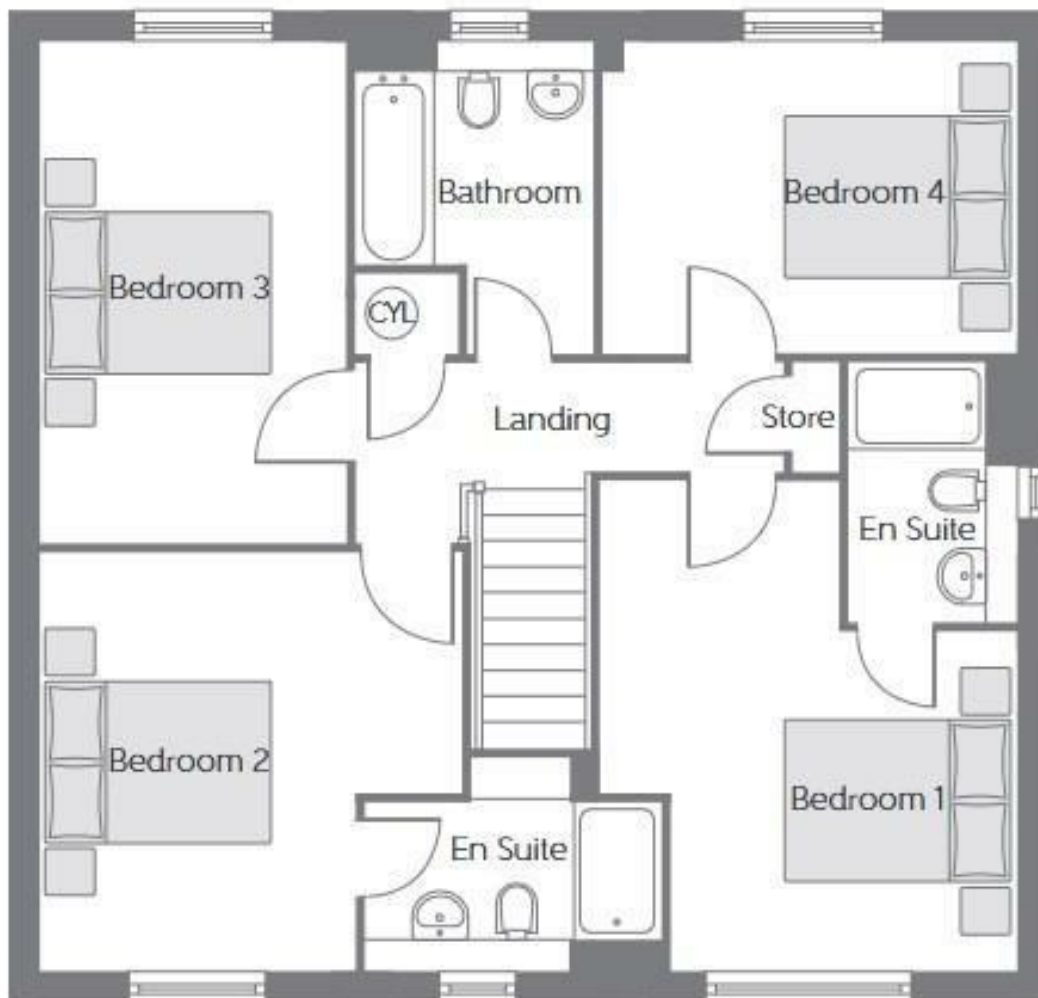






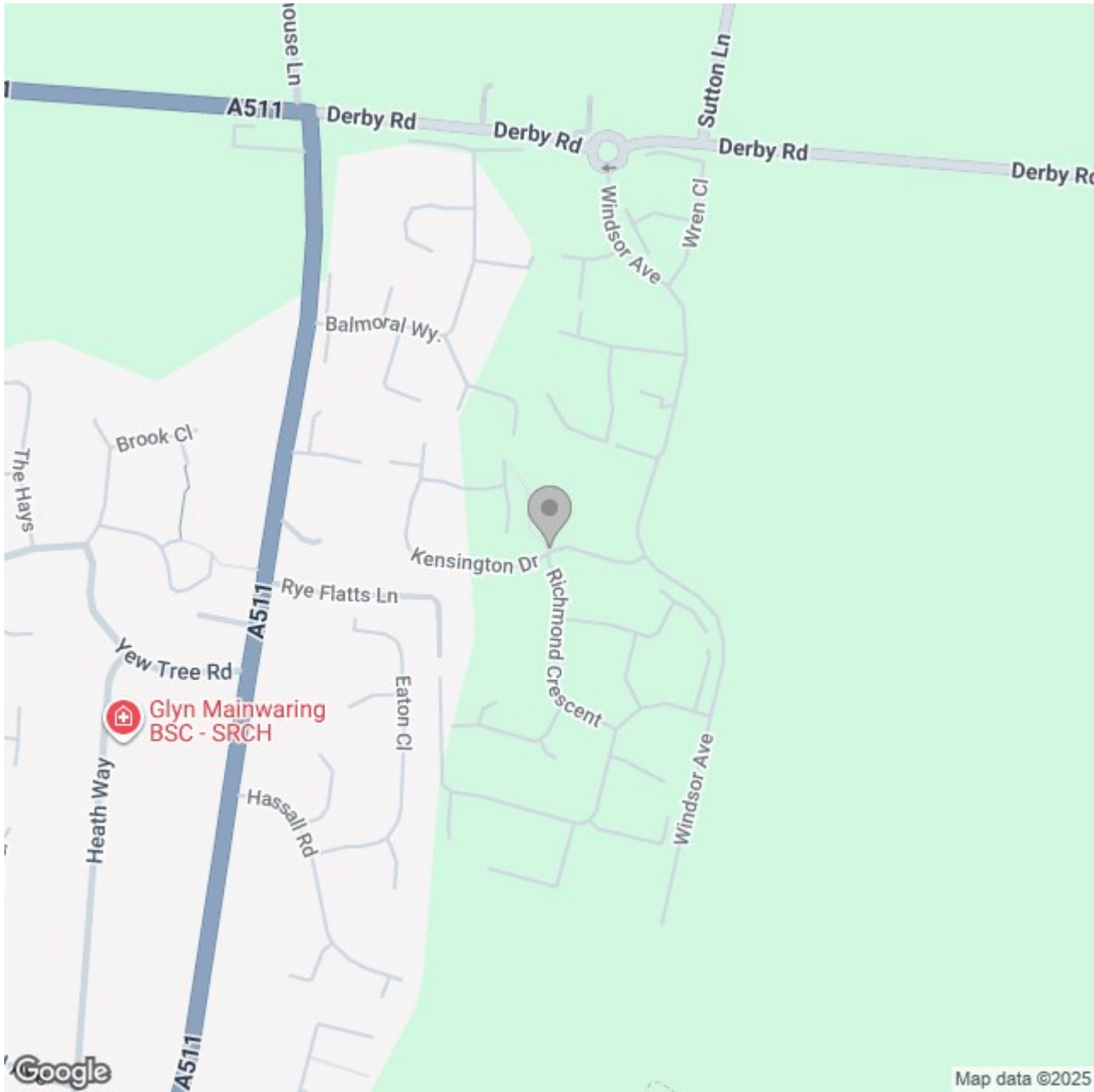
Ground Floor

Kitchen	3.225m x 2.850m	10'7" x 9'4"
Breakfast Area	2.700m x 2.250m	8'10" x 7'5"
Family Area	3.315m x 3.223m	10'11" x 10'7"
Living Room	4.740m x 3.586m	15'7" x 11'9"
Dining Room	3.020m x 2.672m	9'11" x 8'9"



First Floor

Bedroom 1	4.261m x 3.648m (max)	14'0" x 12'0" (max)
Bedroom 2	3.695m x 3.646m	12'1" x 12'0"
Bedroom 3	4.381m x 2.661m	14'5" x 8'9"
Bedroom 4	3.653m x 2.718m	12'0" x 8'11"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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