

FOR SALE



Noah Close, Thrybergh
Guide Price £220,000

MARTIN&CO



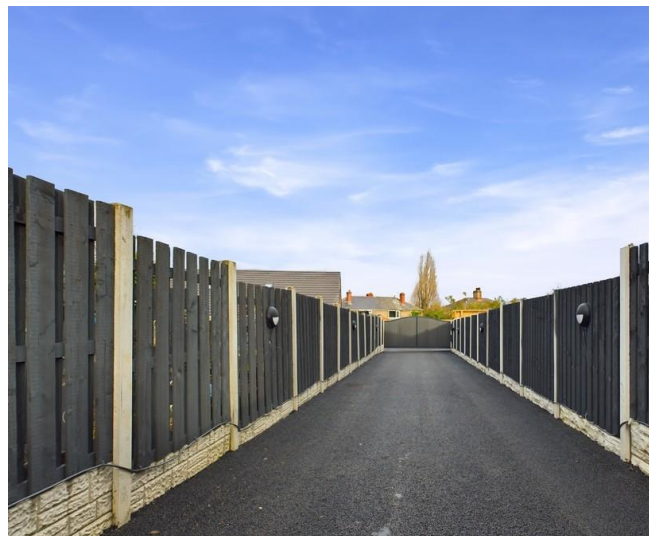
Noah Close, Thrybergh

2 Bedrooms, 2 Bathroom

Guide Price £220,000

- NEW BUILD
- TWO BEDROOM
- DORMER BUNGALOW
- CUL DE SAC POSITION
- SEMI DETACHED

GUIDE PRICE £220,000 - £230,000. Introducing Noah Close, a private bespoke development of five brand new dormer bungalows. This exclusive development offers two pairs of semi-detached bungalows and one detached bungalow, all finished to an exceptional standard. Situated within a gated development, residents can enjoy a generous communal drive and communal seating area. Martin and Co have dealt with this developer on numerous occasions and the attention to detail is second to none.



Tucked away in the heart of Thrybergh, via a private gated driveway with security intercom and lighting, this development offers a peaceful and secluded location while still providing easy access to local amenities, transport links, and the beautiful Thrybergh Country Park.

The semi-detached dormer bungalows, comprising plots 1 to 4. These spacious homes boast generous gardens and blocked paved parking spaces. As you step inside, you're greeted by an inviting entrance hall with an under stairs cupboard. The open plan lounge, dining and kitchen area is perfect for modern living. The lounge area features patio doors that lead to the rear garden, allowing natural light to flood the space. The kitchen area showcases sleek wall and base

units in high gloss white, complemented by integrated appliances such as a fridge, freezer, dishwasher, washing machine, oven, hob and extractor. The tiled floor area and splash backs add a touch of elegance. Additionally, there's a bathroom with a white three-piece suite consisting of a low flush w.c, wash hand basin, and bath with shower over. Completing the ground floor is a double bedroom. Upstairs, the first floor landing leads to the master bedroom with an en suite shower room, featuring a white three-piece suite. Outside, each semi-detached bungalow offers block paved parking for two vehicles and an enclosed rear garden with lawn and patio.

ENTRANCE HALL With a staircase rising to the first floor landing and front facing entrance door.

LOUNGE/DINING/KITCHEN This fantastic designed living area will surely impress. The sleek kitchen area is fitted with wall and base units in high gloss white, wall units include extractor hood. Base units are set beneath contracting worktops which include a one and

a half bowl sink, oven, hob, integrated fridge, freezer, washing machine, dishwasher, tiled floor area, splash backs and front facing window. Lounge/dining area having patio doors which open onto the generous size enclosed garden.

BEDROOM ONE A double size room overlooking the rear garden.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over. Tiled floor, tiled walls, extractor fan and side facing window.

LANDING With spindled balustrade and side facing roof window.

BEDROOM A generous sized room with store cupboard, front and rear facing roof style windows and door to the en suite.

EN SUITE With a white three piece suite which



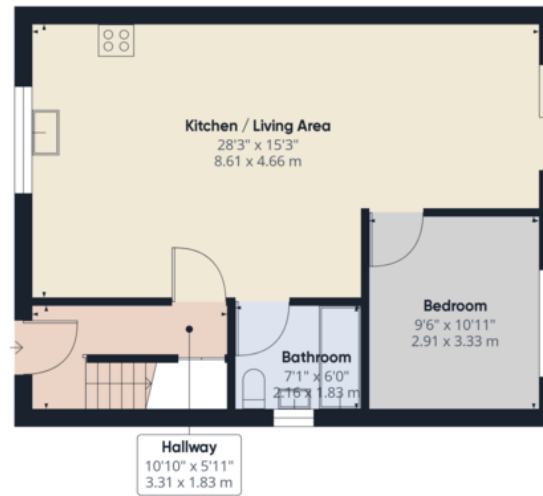
comprises of a low flush w.c, wash hand basin, shower cubicle, tiled floor, tiled walls, extractor fan and side facing roof window.

OUTSIDE To the front there is block paved parking and gated access to the rear. The rear garden is enclosed and of a generous size, mainly laid to lawn and with paved patio.



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Ground Floor



Approximate total area⁽¹⁾
898.91 ft²
83.51 m²

Reduced headroom
41.49 ft²
3.85 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

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