





HOUSE AND SON

House and Son are delighted to be able to offer for sale this brand-new home in the sought-after Winton Banks location. The property has been thoughtfully designed and complemented by luxury fitments throughout. There is a 10-year build warranty. The property accommodation comprises of entrance lobby, ground floor cloakroom, 30ft x 17'5" max living space, high specification kitchen with integrated appliances, three good size first floor bedrooms and first floor luxury bathroom. Externally, there is a block paved driveway for parking, underground cable duct for future EV charging point, external power sockets. Patio and prepared garden to rear. The immediate location supports good schooling, shopping and road travel links.

ENTRANCE

Feature storm proof canopy. Composite style door with obscure double-glazed leaded insert.

ENTRANCE LOBBY

Provision for shoes and coats etc.

OPEN PLAN LIVING ROOM

30' 10 max'' x 17' 5 narrowing to 10ft in kitchen'' (9.4m x 5.31m)

A feature room, light and airy owing to Velux style window inset to vaulted ceiling to rear. Three panelled floor to ceiling double glazed patio doors, accessing onto and views of private landscaped garden. Further double-glazed windows to rear. Feature tall window to stairwell to front and further double glazed window to side. LED recessed ceiling downlighters. TV connection point. A lovely inviting lounge and entertaining space.



KITCHEN

Contrasting kitchen cabinet finishes. Stainless steel sink unit and drainer, mono block tap over. Fitted "beach driftwood" effect eye level cabinets, complementing base units finished in Cashmere, incorporating drawers, square edge work top surfaces over. LED under cabinets lighting. Inset four ring electric induction hob, single combination oven, cooker filter hood over with glass splashback and complementing upstands. Integrated fridge/freezer, integrated dishwasher, integrated washer/dryer. LED recessed downlighters. Cabinet housing gas fired boiler serving central heating and hot water.

GROUND FLOOR WC

4' 10" x 3' 10 in kitchen" (1.47 m x 1.17m)

Obscure double-glazed window to front. Low level WC, tiled floor, "beach driftwood" effect vanity unit with inset wash hand basin, mixer tap and tiled splash back. Recessed ceiling downlighters. Extractor fan.

STAIRS TO FIRST FLOOR LANDING

Storage closet, deep useful space ideal for coats etc.

A feature to the stairwell is the tall window to front illuminating this area with natural light. All principal rooms leading off. Access to loft. Built in closet for storage.

BEDROOM ONE

10' 1" x 6' 8 plus door recess" (3.07m x 2.03m)

Double glazed window to front. TV connection point. Radiator. LED recessed downlighters.



BEDROOM TWO

10' 3 max" x 9' 10" (3.12m x 3m)

Double glazed window to rear, view over private rear garden. TV connection point. LED recessed ceiling downlighters.

BEDROOM THREE

10' 1" x 6' 8 plus door recess" (3.07m x 2.03m)

Double glazed window to rear. TV areal point. Radiator. LED recessed ceiling downlighters.







BATHROOM

Well-appointed bathroom suite with tiled walls and contrasting tiled floor. Bath with tiled side panel, vanity display over, thermo "T" bar taps, bath filler and shower attachment, wall mounted vanity unit finished in "beach driftwood" effect, inset wash hand basin. Enclosed low level WC. Further vanity shelving space, mirror, shaver point. Heated towel rail/radiator. Recessed LED ceiling downlighters. Extractor fan.

FRONT GARDEN

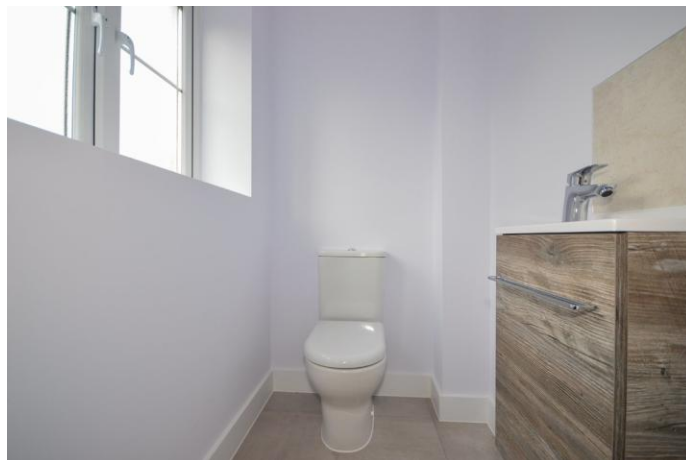
Open planned front garden with shrub borders, pathway to front door, 6ft gate to side leading to rear garden. Double power socket.

OFF ROAD PARKING

Block paved private driveway for parking. Underground cable duct for future EV charging point.

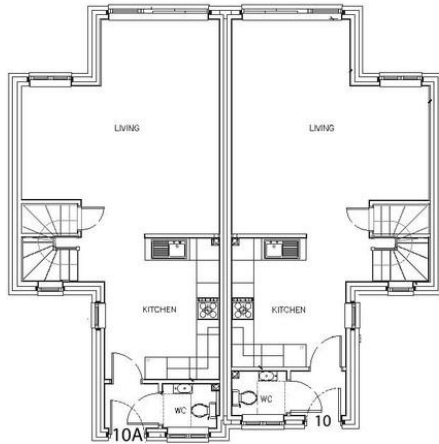
REAR GARDEN

A good size fence enclosed garden. Patio abuts the rear of the living room. Timber shed. Outside lighting, water tap and power sockets. Turf will be supplied and installed by the seller.

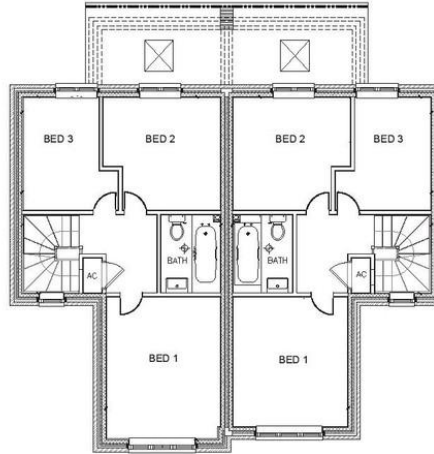


FLOOR PLANS 10 & 10A KEMP ROAD

10A Kemp Road		10 Kemp Road	
SQ.M	SQ.FT	SQ.M	SQ.FT
86.4	929	86.4	929
84	903	84	903



GROUND FLOOR PLAN



FIRST FLOOR PLAN

