



Egan Close, Egan Close, Dordon

Guide Price £439,950







Discover modern luxury with Next Place Property Agents! This stunning 4-bedroom detached home in a private gated community offers a sleek Wren kitchen, eco-friendly features, and beautifully landscaped grounds. Reserve your plot today for £2,500, STAMP DUTY CONTRIBUTION AVAILABLE

Council Tax band: TBD

Tenure: Freehold

- STAMP DUTY CONTRIBUTION CONSIDERED
- READY TO MOVE IN BEFORE CHRISTMAS
- WREN KITCHEN WITH FITTED - INTEGRATED WHITE APPLIANCES
- SECURE DETACHED SINGLE GARAGE
- 4 BEDROOM DETACHED NEW BUILD HOME
- SECLUDED LOCATION WITH PRIVATE GATES
- FOR SALE EXCLUSIVELY WITH NEXT PLACE PROPERTY AGENTS
- PRIVATE GATED COMMUNITY
- ECO HOME WITH SOLAR PANELS INC BATTER PACK
- ALL HOUSES FITTED WITH AIRSOURCE HEAT PUMPS



**Entrance Hall**

**WC**

**Living Room**

16' 10" x 12' 4" (5.12m x 3.75m)

**Kitchen/Diner**

16' 3" x 23' 4" (4.95m x 7.12m)

**Utility**

4' 9" x 10' 11" (1.45m x 3.32m)

**Landing**

**Bedroom 1**

13' 10" x 13' 7" (4.22m x 4.15m)

**En-suite**

5' 5" x 6' 11" (1.66m x 2.12m)

**Bedroom 2**

11' 7" x 13' 7" (3.54m x 4.15m)

**Bedroom 3**

12' 5" x 9' 5" (3.78m x 2.88m)

**Bedroom 4**

11' 7" x 9' 5" (3.54m x 2.88m)

**Bathroom**

8' 0" x 9' 9" (2.44m x 2.98m)









**Ground Floor**  
Approx. 89.5 sq. metres (963.4 sq. feet)



**First Floor**  
Approx. 72.4 sq. metres (779.4 sq. feet)



Total area: approx. 161.9 sq. metres (1742.7 sq. feet)







## Next Place

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