



**1 Calvinia Close, Noak Bridge – SS15 4FG**

**£750,000 Freehold**

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



**tyler estates**

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[www.tylerestates.co.uk](http://www.tylerestates.co.uk)



## Entrance Hall

### Sitting Room

23' 1" x 11' 5" (7.04m x 3.47m)

### Kitchen / Diner

17' 4" x 12' 0" (5.28m x 3.67m)

### Conservatory

9' 4" x 15' 10" (2.84m x 4.83m)

### Play Room

16' 4" x 8' 10" (4.97m x 2.70m)

### Cloakroom

### Landing

### Primary Bedroom

15' 9" x 18' 6" (4.79m x 5.64m)

### Dressing Room

### En-suite

6' 5" x 6' 10" (1.95m x 2.09m)

### Bedroom

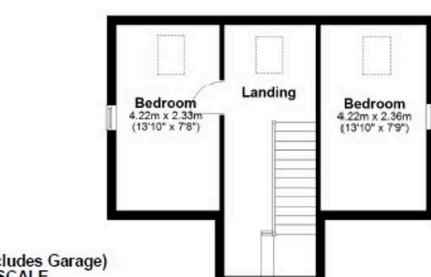
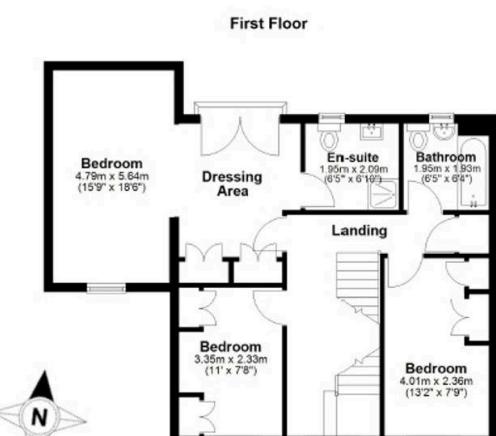
13' 2" x 7' 9" (4.01m x 2.36m)

### Bedroom

11' 0" x 7' 8" (3.35m x 2.33m)

### Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)



APPROX INTERNAL FLOOR AREA 187 SQ M (2010 SQ FT) (Includes Garage)  
This floorplan is for illustrative purposes only and is NOT TO SCALE  
All measurements are approximate NOT to be used for valuation purposes  
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