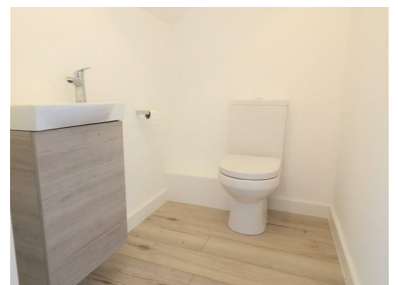


3 Ferryman Close, Ferry Road, Wawne,



£175,000

- Brand New Home with Help To Buy Scheme
- Semi-Detached Three Bedroom Home
- Underfloor Heating to Ground Floor
- Modern Kitchen with Appliances
- Spacious Home
- En-Suite Master Bedroom
- 825 sq ft
- Quiet Cul-De-Sac
- 10 Year Global Home Warranty

A LUXURY SEMI- DETACHED THREE BEDROOM NEW BUILD HOME with GARDEN & PARKING in the quiet village of Wawne.

Ferryman Close consists of eleven unique homes, with prices starting from £175,000. There are two, three, four & five bedrooms available in this brand new cul-de-sac in Wawne.

Including in the sale price are all the below fixture and fittings:

Fully Fitted Kitchen (Magnet)

Bathrooms / Tiling / Flooring

Flooring throughout

Estimated Completion of phase 1 is September 2019.

Summary

This three bedroom home is brilliantly designed, featuring a large contemporary kitchen and dining room, UNDERFLOOR HEATING, bathroom and en-suite. The property comes with a private driveway. Situated off Ferry Road, the development is a quiet cul-de-sac and is lined with trees and hedges and will be popular for first time buyers and families alike.

The property benefits a good sized entrance hall leading to a spacious living room, utility room, W/C and kitchen/diner to the rear with French doors opening into the rear garden. To the first floor is three bedrooms. the master bedroom has an en-suite and there is a family bathroom located off the landing. The property includes brushed finish metal sockets and switches throughout.

The following appliances are included in the kitchen:

- Fridge Freezer
- Dishwasher
- Washer Dryer
- Double Oven
- Gas Hob
- Extractor Fan

Reserve now and you can pick from a range of options on:

- Kitchen Cupboards & Worktops
- Flooring Throughout Property
- Tiles in Bathrooms & En-Suite

CALL BELVOIR FOR MORE INFORMATION

Entrance hall

1.39 x 3.73

The front door leads to a large entrance hall with hard wearing wood effect flooring, with access to the living room and staircase.

Living room

3.36 x 3.73

A beautiful room with window to front elevation providing lots of natural light. Features hard wearing wood effect flooring and is a wonderful space for relaxing.

Utility Room

1.27 x 1.61

Hard wearing wood effect flooring, worktop with washer and dryer underneath.

WC/Cloakroom

1.27 x 1.52

A tiled two piece white suite with chrome fittings, comprising w/c and wash hand basin, featuring hard wearing wood effect flooring.

Kitchen/Dining/Dayroom

3.75 x 4.38

The kitchen is well designed with a real sense of space, ideal for a dining table to be placed in the centre of the room. The kitchen is fitted with a good selection of base units and mounted cupboards. There is an integrated gas hob and electric oven with overhead extractor hood, integrated fridge/freezer and dishwasher. A single sink and drainer is positioned at the back of the kitchen. French doors are positioned centrally at the rear elevation opening out onto the back garden providing lots of natural light. A truly beautiful room perfect for entertaining.

Master Bedroom with En-Suite

3.3 x 3.27

The flooring is carpeted and there is plenty of space for cupboards and the master bedroom has its own en-suite which is fully, two piece white suite, chrome fittings, heated towel rail and vanity basin.

Second Bedroom

3.68 x 2.36

A Double bedroom with a range of carpets to chose from, radiator and large window overlooking rear garden.

Family Bathroom

1.8 x 3.27

The tiled bathroom includes a modern white three piece suite with chrome fittings, comprising, enclosed w/c, vanity basin, bath, chrome heated towel rail and extractor fan.

Third Bedroom

3.01 x 1.92

The third bedroom has a choice of carpets to choose from, radiator and large window to the front providing natural light.

Front of the Property

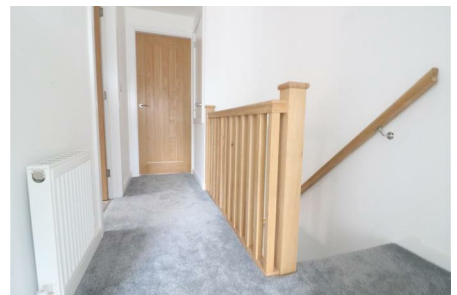
A front forecourt with paved pathway and space for two cars.

Rear Garden

A rear private garden with lawn and paved patio. Mature trees & hedging surround the perimeters of the garden.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. The images listed do not constitute to final finishes of the property and are for illustrative purposes only. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(10-15) A</p> <p>(16-20) B</p> <p>(21-25) C</p> <p>(26-30) D</p> <p>(31-35) E</p> <p>(36-40) F</p> <p>(41-45) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	