



The Larch is a unique and welcoming 3-bedroom home, designed to be both practical and stylish. It is fitted with fixtures from Beko, Hansgrohe, HIVE and Porcelanosa among others.

From the entrance hall, the property offers a generously-sized dual aspect lounge with attractive French doors to the rear garden. Also downstairs, the Larch features a spacious open-plan kitchen/dining area, as well as a cloakroom and a hand storage cupboard.

Upstairs, there is a beautiful master suite which includes an en-suite and a fitted wardrobe. There are also two further bedrooms, a family bathroom and additional cupboard space.

**West Park Garden Village, Edward Pease
Way, DL2 2TS**
3 Bed - House - Detached
£179,995

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ENTRANCE HALL

GROUND FLOOR/W.C.

LOUNGE

59'0" x 29'6" (18'0 x 9'7)

KITCHEN / DINING AREA

59'0" x 22'11" (18'0 x 7'3)

BEDROOM ONE

36'1" x 26'2" (11'2 x 8'8)

EN-SUITE

32'9" x 16'4" (10'4 x 5'3)

BEDROOM TWO

9'8 x 8'6 (2.95m x 2.59m)

BEDROOM THREE

9'1 x 6'4 (2.77m x 1.93m)

BATHROOM/W.C.

7'9 x 6'5 (2.36m x 1.96m)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC England & Wales EU Directive 2002/91/EC

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