





A SPACIOUS and beautifully presented HOUSE set OVER FOUR FLOORS with a PRIVATE GARAGE, lovely GARDEN, additional ROOF TERRACE, and use of the beautifully landscaped GARDEN SQUARE. Situated within an AWARD WINNING development, close to the vibrant CITY CENTRE and only a short walk to the mainline railway station.

Guide Price: £1,000,000

This luxury home comprises a lower ground floor level with a stylish Poggenpohl kitchen diner with high quality integrated appliances. Bi-fold doors open to a private garden. A cloakroom and integral garage complete this level. On the ground floor, there are two living rooms. On the first floor two bedrooms, a spacious principal bedroom with built-in wardrobes, and a stylish en-suite. On the second floor, there are two further bedrooms, one of which opens on to a sun terrace. A modern bathroom completes this floor, with stairs leading to a stunning roof terrace. The property benefits from Control4 Smart Home System, which enables homeowners to control the lights, heating, and play music all at the touch of a button and remotely from your phone. At the heart of the development is a landscaped garden square, for all residents to enjoy, which features a beautiful mirrored sculpture by an award-winning sculptor.





Entrance Hall

Kitchen/Dining Room $5.64m \times 4.00m$ (18'6" x 13'1").

Garden

Living Room 1 $5.14m \times 4.00m$ (16'10" x 13'1").

Living Room 2 $4.06m \times 4.00m$ (13'4" x 13'1").

Terrace

Bedroom 1 $3.95m \times 4.00m$ (13' x 13'1").

Ensuite Bathroom

Bedroom 2 $4.32m \times 4.00m$ (14'2" x 13'1").

Bedroom 3 $3.30m \times 4.00m$ (10'10" x 13'1").

Terrace

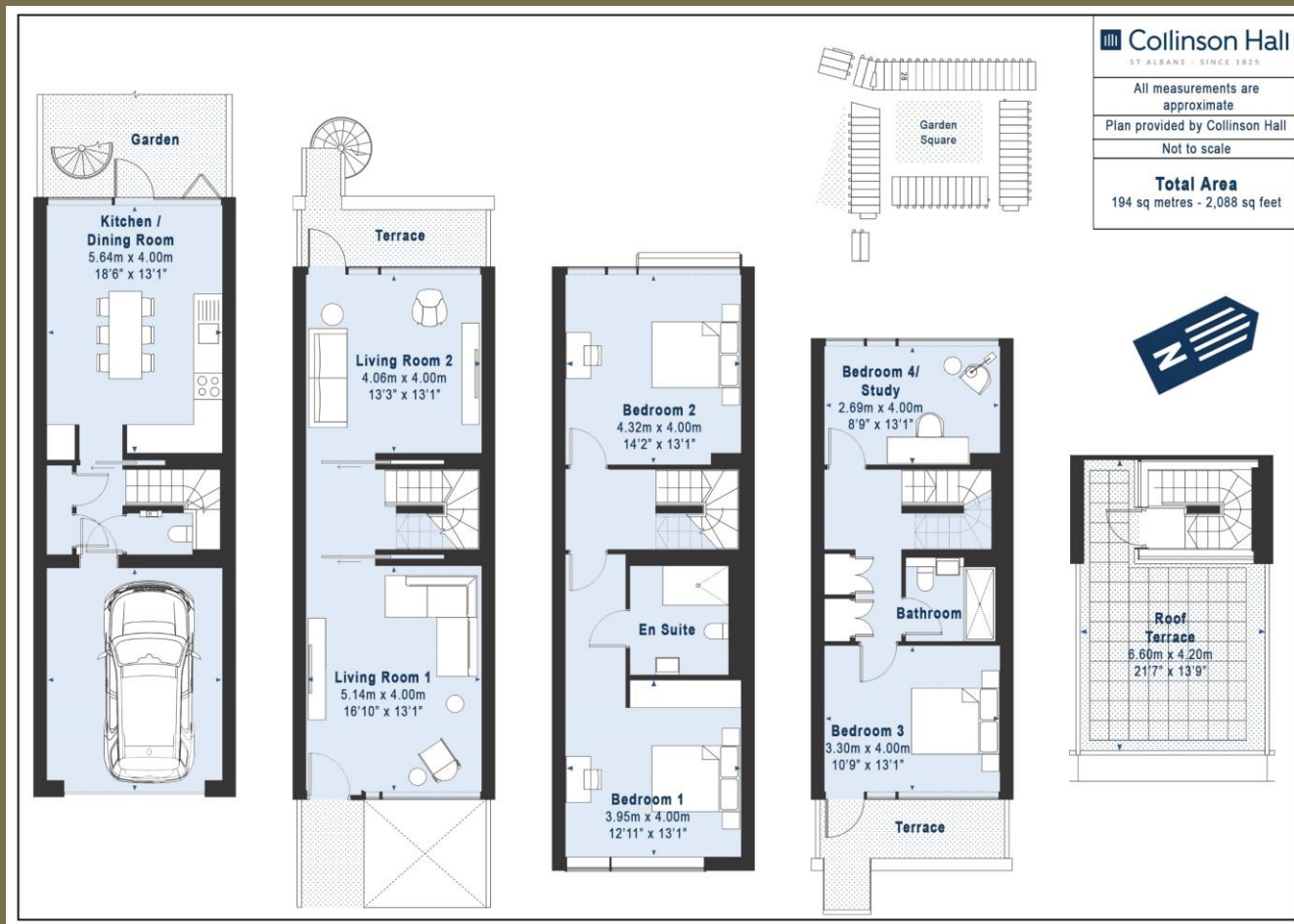
Bedroom 4/Study $2.69m \times 4.00m$ (8'10" x 13'1").

Bathroom

Roof Terrace $6.60m \times 4.20m$ (21'8" x 13'9").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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