





Nestled in the vibrant and historic city centre, BOWGATE MEWS offers a unique blend of MODERN LUXURY and CLASSIC ELEGANCE. This PRESTIGIOUS NEW DEVELOPMENT proudly presents an EXCLUSIVE ENSEMBLE of only nine BEAUTIFULLY crafted GEORGIAN-STYLE homes, each complete with its individual parking space.

Guide Price: £1,250,000

The property boasts an impressive entrance hall leading to a cloakroom and utility room, sitting room offering a perfect retreat, with its doors opening onto a stunning south-facing garden that bathes the room in natural light. The dual-aspect kitchen/dining room is finished to a stylish high specification and provides a modern and functional space for culinary delights and entertaining guests. This well-designed layout seamlessly combines comfort and luxury for a truly exceptional living experience.

The first floor of this stunning home features two spacious bedrooms designed to provide ample living space for comfort and relaxation. Additionally, a lavish modern-style bathroom adds a touch of luxury to the floor. Ascending the grand staircase, you'll find the luxurious principal bedroom, which impresses with its generous size, and an elegant en-suite bathroom.

Externally, this home enjoys a good-sized private garden with a patio and grass area, which is ideal for entertaining and enjoying the peaceful surroundings.

*Please note, internal images used are of the developments show home. *

EPC Rating : B 84
Council Tax Band : G





GROUND FLOOR

Entrance Hall

Living Room 4.38m x 3.43m (14'4" x 11'3").

Kitchen/Dining 5.56m x 3.61m (18'3" x 11'10").

Utility Room

Cloakroom

FIRST FLOOR

Bedroom 2 4.93m x 3.26m (16'2" x 10'8").

Bedroom 3 4.32m x 2.99m (14'2" x 9'10").

SECOND FLOOR

Bathroom

Bedroom 1 4.21m x 3.69m (13'10" x 12'1").

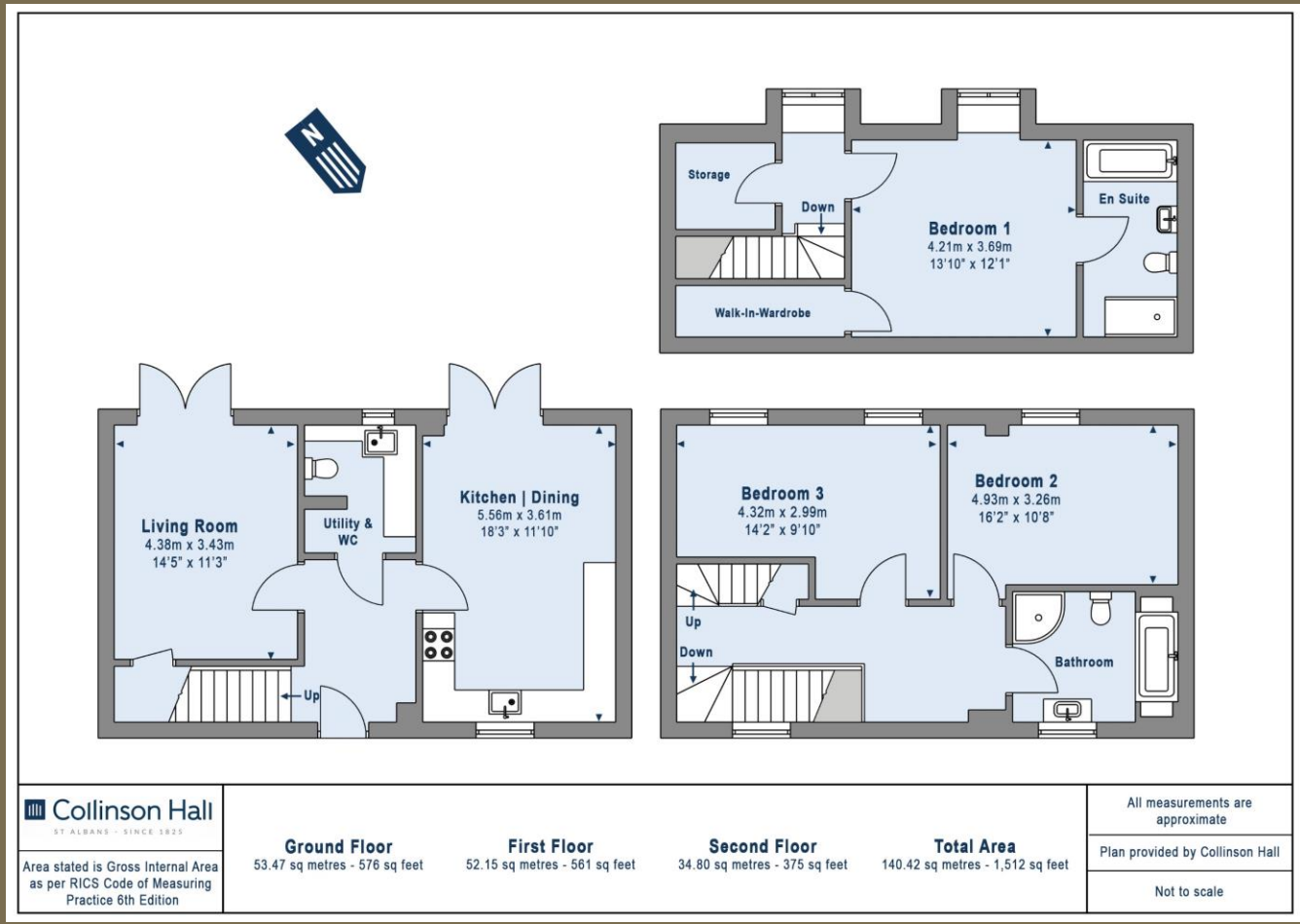
Ensuite Bathroom

Walk - In – Wardrobe

Garden







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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