

PROPOSED LAYOUT
SCALE 1:50



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@robertellisea



PRICES FROM £250,000 - £265,000

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET A SELECTION OF FOUR, NEW BUILD, TWO BEDROOM DETACHED BUNGALOWS, DUE FOR COMPLETION SUMMER 2024.

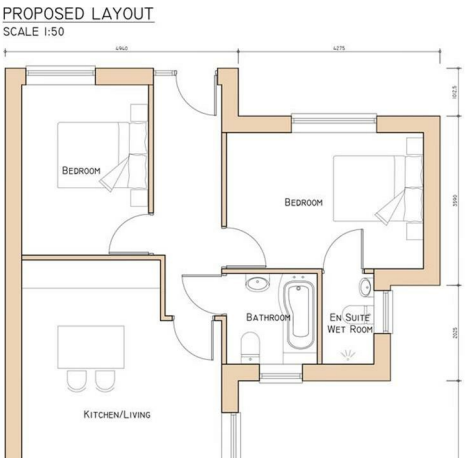
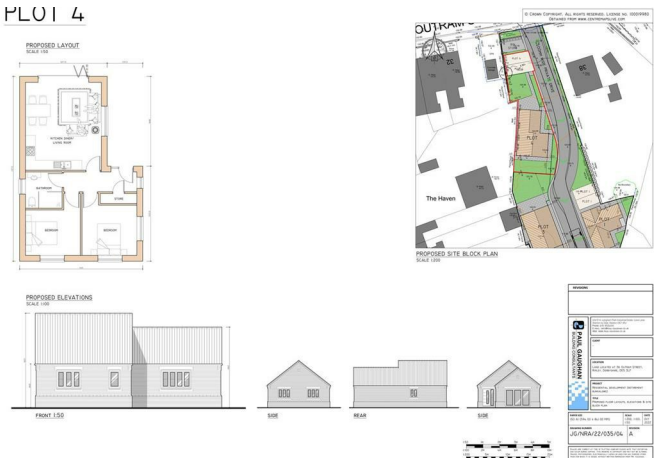
EACH WITH PARKING AND GARDENS.

THREE OF THE FOUR BUNGALOWS HAVE THE BENEFIT OF EN-SUITE FACILITIES.

CUL-DE-SAC DEVELOPEMENT.

NEW BUILD WARRANTY AVAILABLE.

FOR MORE INFORMATION CONTACT THE OFFICE ON 0115 9490044.



ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING SPACE
17'1" x 17'8" (5.22 x 5.40)

BEDROOM 1

EN-SUITE

BEDROOM 2

BATHROOM

OUTSIDE AND PARKING

Three of the four plots have a double driveway, one of the plots has a single track driveway.

AGENTS NOTE

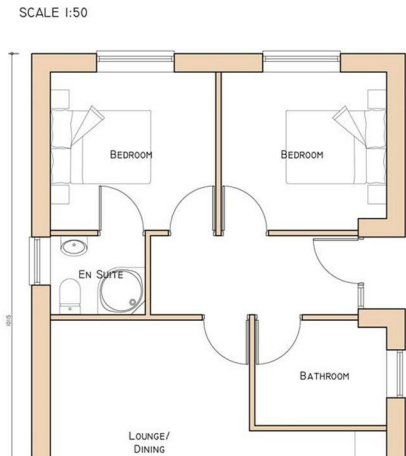
Three of the four plots have en-suite facilities, one just has a main bathroom suite.

AGENTS NOTE 2

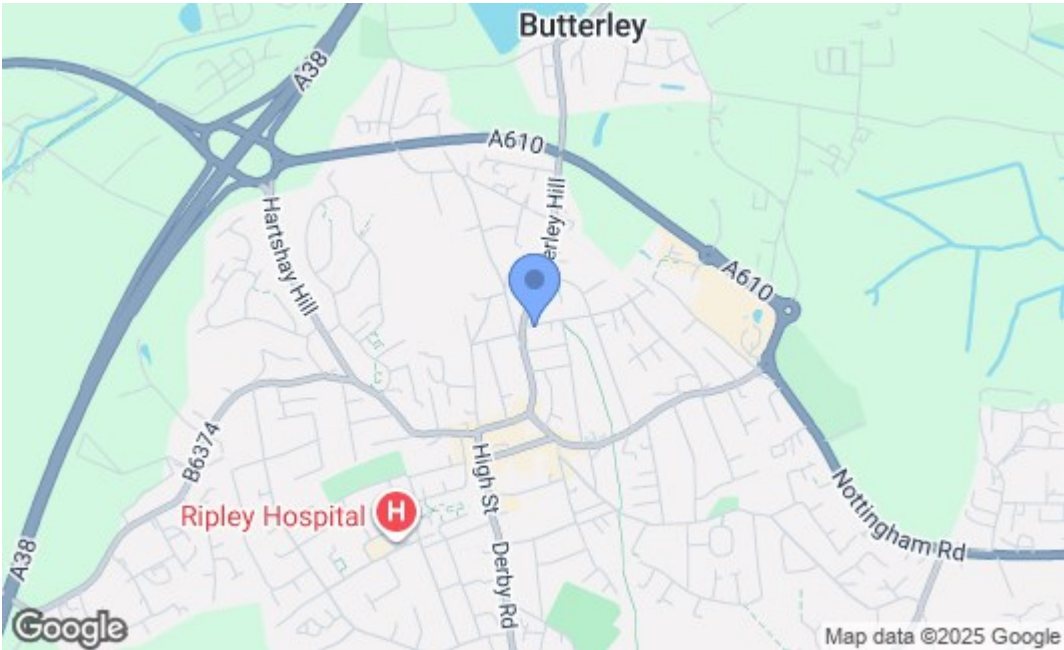
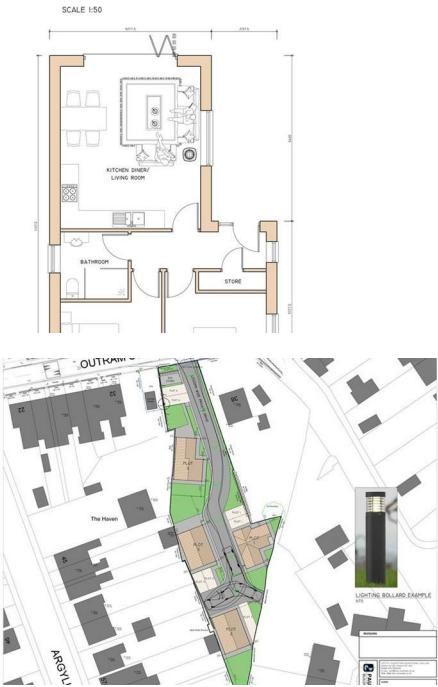
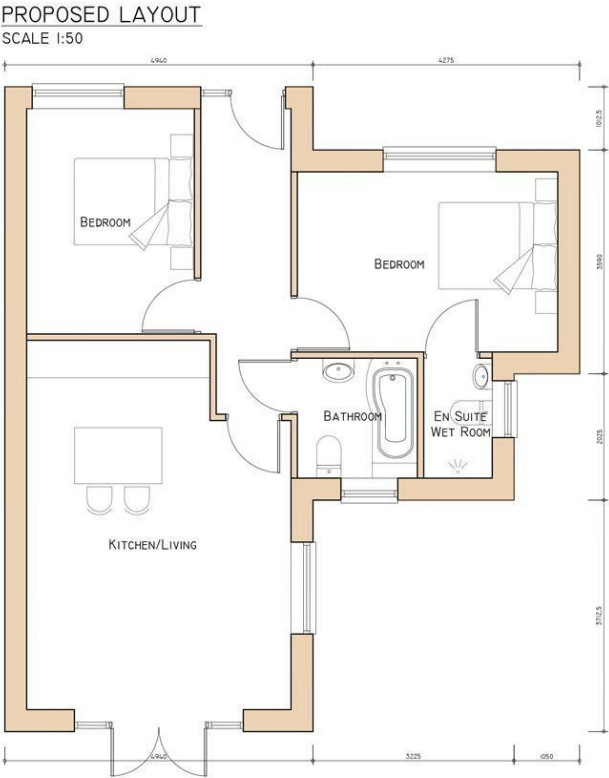
Due for completion summer 2024.
New build warranty available.

MEASUREMENTS

ALL MEASUREMENTS ARE AN APPROXIMATION AT THIS STAGE.



PLOT I



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.