



**Plot 3 Guntons Road, Newborough PE6 7RT**

**£345,000**



\*\*\* LAST PLOT REMAINING - DETACHED BUNGALOW ON A GATED DEVELOPMENT \*\*\* Plot 3 is a detached three bedroom chalet bungalow with single garage. The development is to comprise of 5 dwellings off a gated drive. Each chalet bungalow benefits from views to the rear over open fields. Reserve your new chalet bungalow today!!

**SITE**  
 This sought after development of 5 dwellings is constructed by a well know local developer, each plot will be finished to a high specification. Each plot will have views over the open field to the rear. The site will be accessed via Guntons Road and a remote gated access to the entrance of the development.

**ENTRANCE HALL**  
 Front door to entrance hall, stairs to first floor, window to front aspect.

**CLOAKROOM**  
 Fitted with a two piece suite comprising low level WC and wash hand basin.

**LOUNGE**  
 Window to front aspect, Bi Fold doors to the rear garden. Tv & telephone points.

**KITCHEN/FAMILY ROOM**  
 Fitted with a range of wall and basin units with integrated appliances, window to rear aspect, Bi fold doors and French doors to the rear garden. The room will have a vaulted ceiling with velux windows to the roof.

**BEDROOM 1**  
 Window to side aspect. Door to ensuite.

**ENSUITE**  
 Comprising Low level WC, wash hand basin and shower cubicle.

**BEDROOM 2**  
 Window to front aspect.

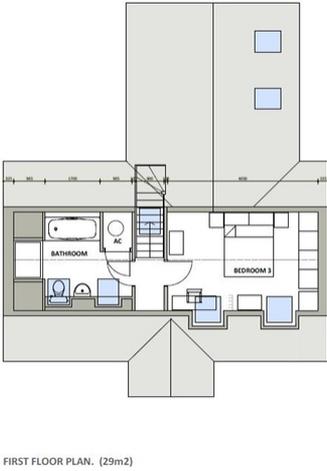
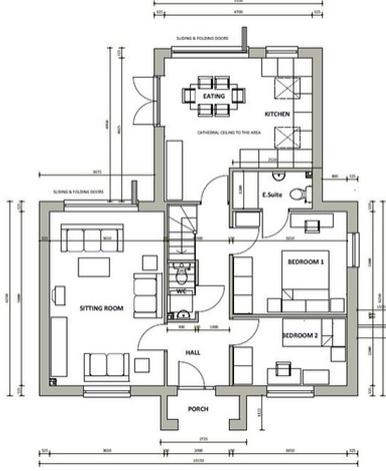
**BEDROOM 3**  
 Two windows to front aspect.

**BATHROOM**  
 Comprising Low level WC, wash hand basin and panelled bath.

**OUTSIDE**  
 To the front and rear of the property are garden areas, the rear garden will have a patio area and laid to lawn. There is also a single garage with drive way to the front.

**SECURE DEVELOPMENT**  
 The private development will be accessed via a gated entrance.

**AGENTS NOTE**  
 The site is currently being prepared for construction full planning has been approved. Occupation of the first units is anticipated early 2021. The floorplan is for illustrative purposes only, fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only. The photos used may not be of the specific plot for sale and is only for guidance.



FIRST FLOOR PLAN. (29m2)



SECTION THROUGH BEDROOM

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.