



4



2



2



B





We are delighted to offer this spacious and well-appointed four-bedroom detached family home, located within a popular modern development in Durrington, close to local shops, schools, bus routes, and the mainline station. The property offers versatile living space, a full-width kitchen/diner opening onto the garden, a garage, and off-road parking.

## Key Features

- Detached modern family home with four spacious double bedrooms
- Principal bedroom with en suite
- Full-width kitchen/diner with French doors to garden
- Separate living room with feature fireplace
- Versatile ground-floor study/snug/bedroom
- Utility room with WC
- Enclosed rear garden with side access
- Garage and two off-road parking spaces
- Remainder of 10-Year New Build Warranty
- Council Tax Band E | EPC Rating B

The ground floor offers flexible accommodation, beginning with a versatile front room that could be used as a study, snug, or additional bedroom. To the rear of this is a generous utility room with WC, fitted base units, stainless steel sink, and radiator. To the opposite side of the hallway is a cosy yet spacious living room featuring a fireplace and wood flooring, which flows through to the rear of the property.

At the back of the home is a full-width kitchen/diner fitted with a wide range of white gloss wall and base units with wood-effect work surfaces, along with a built-in double oven, gas hob, fridge/freezer, dishwasher, and washing machine. The dining area features French doors opening onto a spacious, fully enclosed rear garden, laid to patio and lawn with a brick boundary and side access.

The garden provides side access to two parking spaces and a pitched-roof single garage with up-and-over door, power, lighting, and useful storage space.

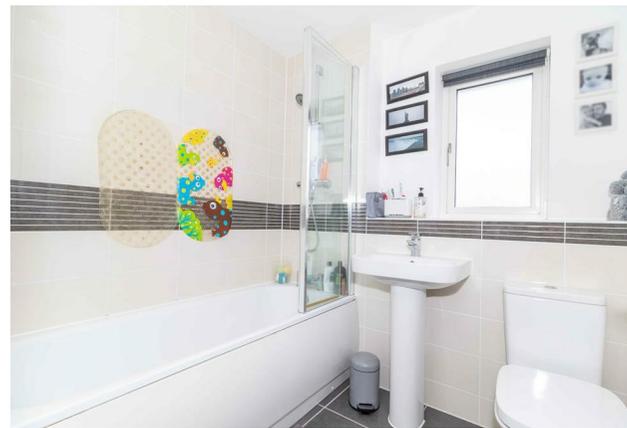
Upstairs, the property offers four spacious double bedrooms, including a principal bedroom with en suite, along with a family bathroom.



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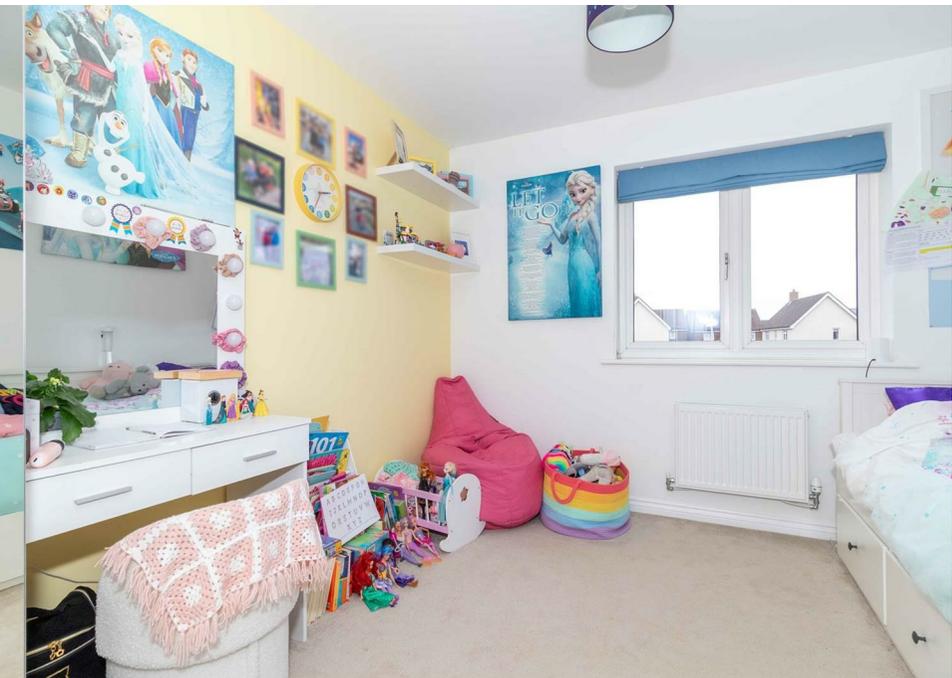
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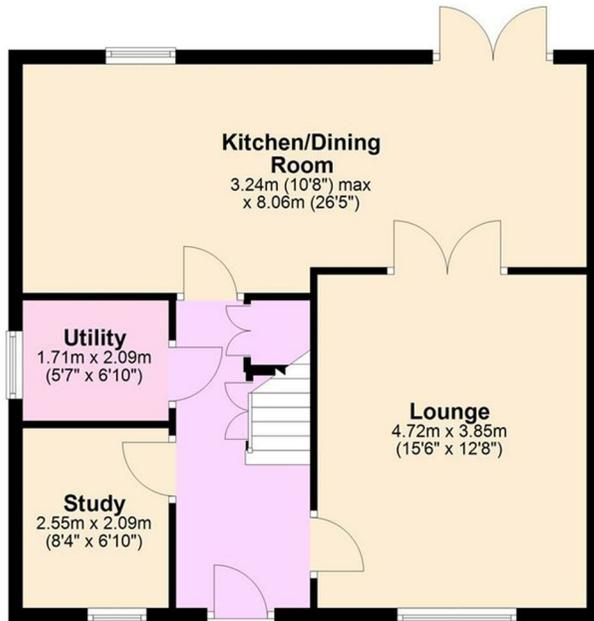
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# Floor Plan Snapdragon Lane

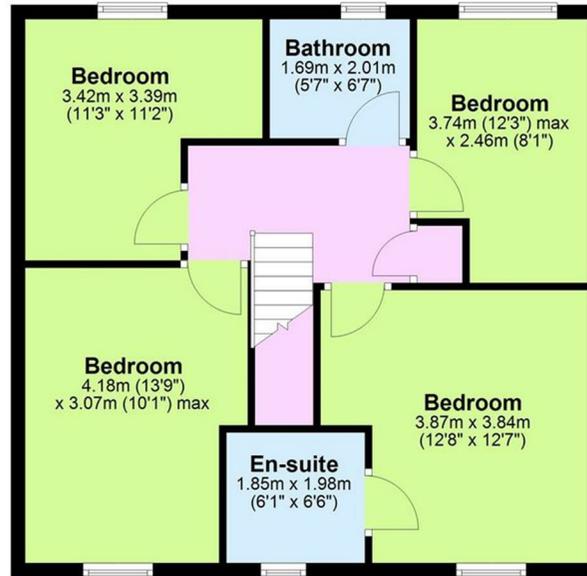
## Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)

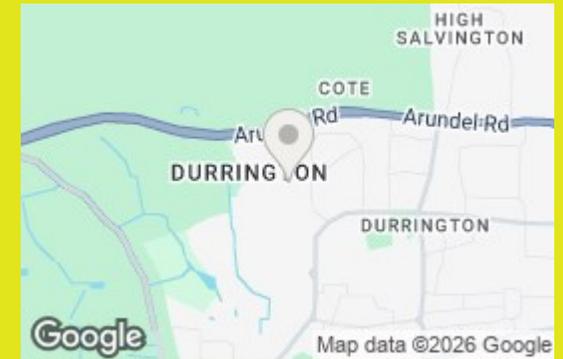


## First Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 123.6 sq. metres (1330.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	85	94			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co