



3



1



2



B





We are delighted to offer this beautifully presented three double bedroom semi-detached home, forming part of the highly sought-after Durrington development and benefiting from the remainder of the NHBC warranty, a private rear garden, off-road parking and a substantial pitched-roof garage.

## Key Features

- Three double bedroom semi-detached family home
- Remainder of NHBC warranty
- Highly desirable Durrington development
- Bright dual-aspect accommodation throughout
- Stylish kitchen/dining room with integrated appliances
- Spacious lounge with French doors to the garden
- En-suite principal bedroom with fitted wardrobes
- Private and secure rear garden with side access
- Off-road parking and large pitched-roof garage
- Council Tax Band D | EPC Rating B

Bright, spacious and airy throughout, the property has been designed to maximise natural light, with dual-aspect windows serving the kitchen/dining room and bedrooms, creating a welcoming and uplifting atmosphere. Conveniently located close to local shops, parks, bus routes and the mainline railway station, this modern home is ideal for buyers seeking stylish and practical accommodation in an excellent location.

The accommodation is well planned and generously proportioned throughout. An inviting entrance hall provides access to a downstairs cloakroom and a useful understairs storage cupboard. The spacious lounge enjoys French doors opening directly onto the rear patio and garden, while the impressive kitchen/dining room is fitted with an attractive range of white gloss wall and base units, integrated appliances and Amtico flooring, providing an excellent space for both everyday living and entertaining.

To the first floor are three double bedrooms, with fitted wardrobes to two rooms and a stylish en-suite shower room serving the principal bedroom. Outside, the private and secure rear garden is mainly laid to lawn with a patio seating area and useful side access. To the front, off-road parking leads to a substantial pitched-roof garage, offering excellent storage, workshop potential or additional parking.



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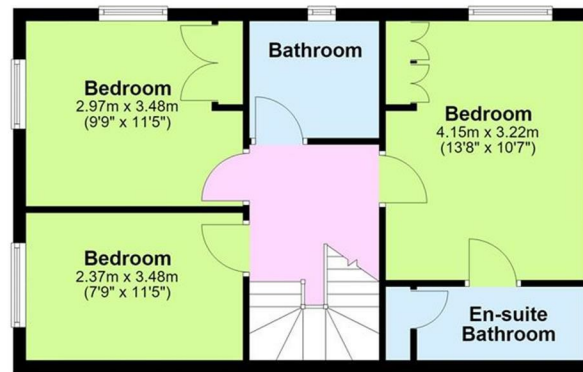
# Floor Plan Begonia Gate



**Ground Floor**  
Approx. 48.5 sq. metres (521.9 sq. feet)



**First Floor**  
Approx. 48.9 sq. metres (525.9 sq. feet)



Total area: approx. 97.3 sq. metres (1047.8 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>			(92 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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	85	96			

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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