

PLOT 7 Summercroft Road, Hipswell, Richmond, DL9 4NY

£239,950

marcus alderson estate agents

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The BEST EXCLUSIVE New Homes Location in the Area - LOCATION, CONVENIENCE & a NEW HOME LIFE-STYLE with LEISURE, SHOPPING, ENTERTAINMENT & SCHOOLING for all ages on your doorstep.

Large 3 BEDROOM 'EN SUITE' HOME (Very EFFICIENT 'B' Energy Rated) with a large SITTING ROOM & Superb 5.56m x 4.13m (18'2" x 13'6") KITCHEN/DINING ROOM, 3 BEDROOMS, 'House' BATH/SHOWER ROOM & EN SUITE. 2 vehicle Parking & LARGE enclosed Rear Garden. Gas Central Heating & UPVC Double Glazing; ICW 10 Year Build Safe Structural Warranty.

7 GREAT REASONS to make this your next home – See aerial plan: The New £21 million Town Centre redevelopment (Completing this Winter) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more.....

The IMMEDIATE AREA

7 GREAT REASONS to make this your next home – See aerial plan: The New £21 million Town Centre redevelopment (Completing this Winter) will transform the surrounding area - SEE Aerial Site Plan. There'll be a new TOWN CENTRE SCHEME (Under 10 minutes' walk; under 4 minutes by bicycle) & a rejuvenated 4-acre CORONATION WOODLAND PARK which will include landscaping improvements with accessible footpaths & cycleways to the New Town Centre leading to Richmond Road. There'll be a new, 3-storey COMMUNITY ENTERPRISE HUB hosting food & beverage kiosks, local community spaces & small business incubator offices, a CIVIC SQUARE & MINI PLAZA hosting community markets, food festivals etc, Sensory & Reflective Gardens, & an upgraded multi-age Play Area. SHOPPING & LEISURE: Princes Gate Retail & Leisure Centre (3 Swimming Pools), & Savoy 7-screen Cinema; Tesco, Aldi, & more.....

HALL 4.36m long (14'3" long)

SITTING ROOM 5.05m x 3.25m max (16'6" x 10'7" max)

KITCHEN & DINING ROOM 5.55m x 4.21m (18'2" x 13'9")

Stylish range of wall & floor units with FULLY INTEGRATED electric oven & hob with extractor over, microwave, fridge/freezer & dishwasher, with plumbing & space for a washer/dryer.

CLOAKS/WC

FIRST FLOOR LANDING

BEDROOM 1. 3.36m x 3.00m plus 1.14m deeb robes (11'0" x 9'10" plus 3'8" deeb robes)

Built-in wardrobes.

EN SUITE 2.54m max x 2.16m max (8'3" max x 7'1" max)

BEDROOM 2. 3.53m x 2.49m (11'6" x 8'2")

BEDROOM 3. 3.53m x 2.49m (11'6" x 8'2")

'HOUSE' BATH/SHOWER ROOM 2.49m x 1.95m (8'2" x 6'4")

OUTSIDE FRONT

Front lawn & Tarmac 2-Car driveway. 4.59m/15'0" wide side gable area with fence & gate opening to:

Enclosed REAR GARDEN 17.39m min x 10.42m (57'0" min x 34'2")

LARGE lawned Rear Garden with textured concrete paved patio, perimeter paving & outside tap..

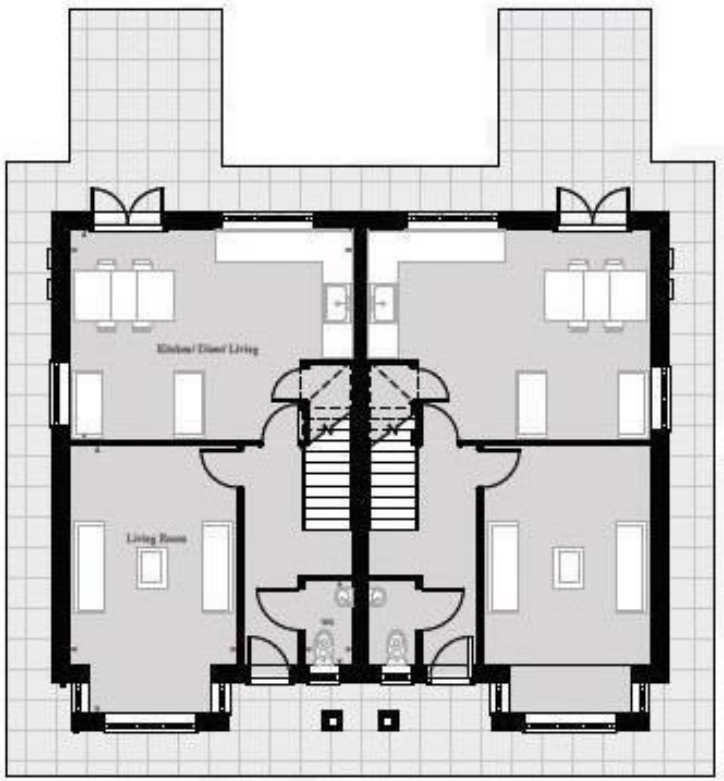
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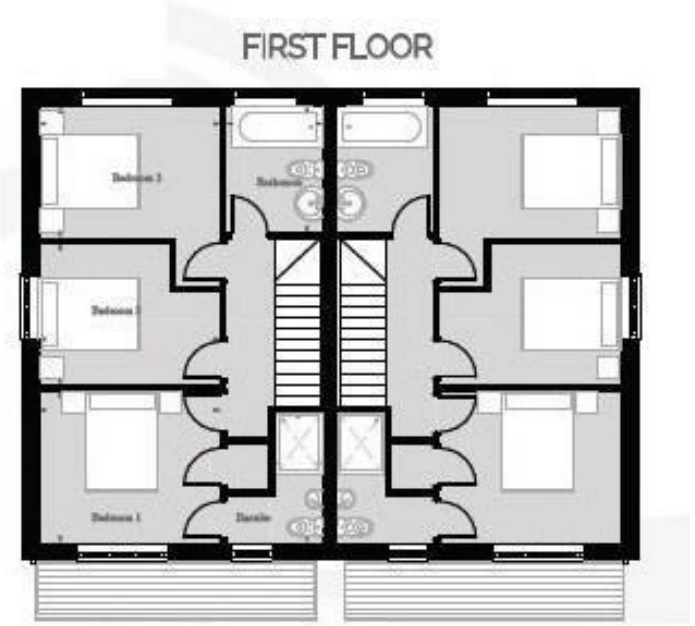
- Freehold
- Mains Water, Gas, Electricity & Drainage.
- GREEN FEES covering the communal green areas of circa £120 per year will apply.
- Council Tax Band: To be confirmed.
- The details outlined are an indication of the proposed specification. The developer reserves the right to alter any part of the specification at any time.
- IMAGES ETC: Computer Generated Images (CGi's), Photographs, Artists Impressions & Floor Plans are for illustrative Purposes only.





£239,950





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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







