

Plot 2 Pelham Road  
Braughing, SG11 2QU  
Guide price £650,000





## Plot 2 Pelham Road Braughing, SG11 2QU

### Key Features

Detached three bedroom family home

Exclusive development of only five homes

Attractive countryside location

Contemporary kitchen with granite worktops and fully integrated appliances

Underfloor heating

Stylish bathrooms finished to a high standard



The kitchen features white, shaker-style cabinetry. On the left, a dark-colored refrigerator is integrated into the upper cabinets. To its right is a built-in double oven. The upper cabinets are topped with a white countertop. The lower cabinets include a set of three drawers with silver handles and a cabinet with a silver handle. The walls are painted a light blue color.

A dark-colored refrigerator with a water and ice dispenser on the left door, integrated into the white cabinetry.

A built-in double oven with a control panel on top, integrated into the white cabinetry.

A white marble backsplash with grey veining, installed behind the countertop and lower cabinets.

Two electrical outlets and a switch are visible on the light blue wall above the countertop.

A modern, curved chrome faucet is installed over the white countertop sink.

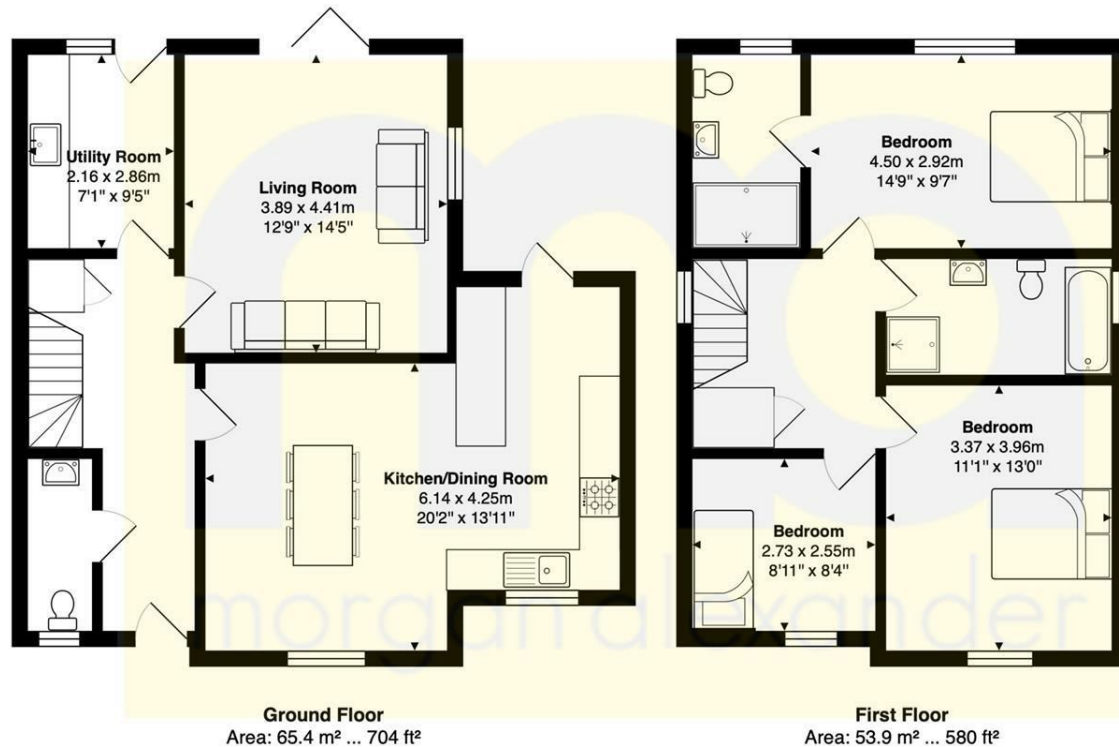
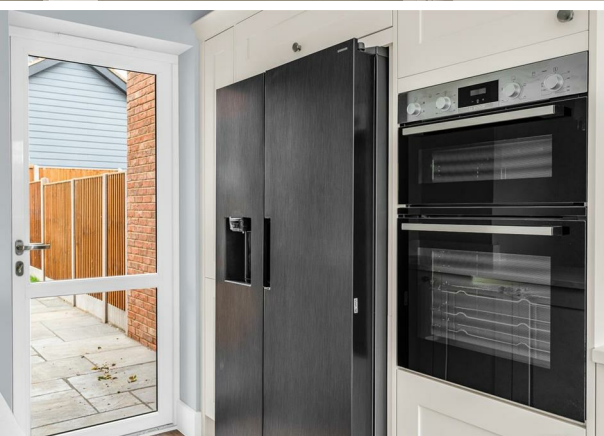
A white-framed window with a view of a brick wall outside, located on the right wall of the kitchen.

A single pendant light with a white, frosted glass shade and a brass-colored base hangs from the ceiling.

The ceiling is white and features several recessed circular lights.

A white, rectangular kitchen island with a white countertop, extending from the main kitchen area.

The floor is made of light-colored wood-look planks.



Total Area: 119.3 m<sup>2</sup> ... 1284 ft<sup>2</sup>

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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