



Hudson Drive
Stapleford, Nottingham NG9 8BY

£372,995

A NEW BUILD, FOUR BEDROOM
DETACHED HOUSE.

ENTRANCE HALL

WC

DINING KITCHEN

17'10" x 9'3" (5.46 x 2.82)

REAR LOUNGE DINER

18'1" x 12'3" (5.53 x 3.75)

FIRST FLOOR LANDING

BEDROOM 1

13'3" max x 9'6" (4.05 max x 2.90)

EN-SUITE SHOWER ROOM

BEDROOM 2

10'6" x 8'10" (3.22 x 2.70)

BEDROOM 3

10'0" x 8'3" (3.05 x 2.53)

BEDROOM 4

7'3" x 6'9" (2.22 x 2.08)

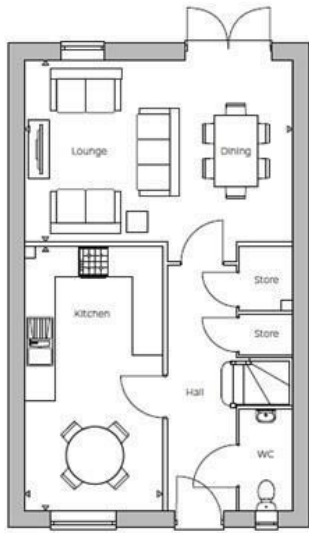
BATHROOM

SINGLE GARAGE AND TWO PARKING SPACES

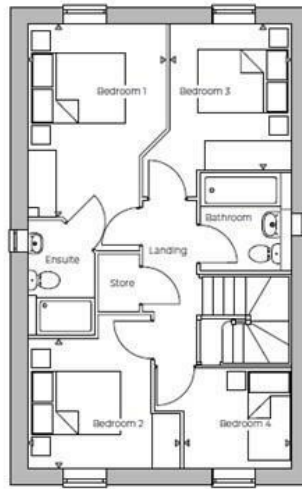
PEACE OF MIND

Each home will be independently surveyed during construction by LABC, who will issue their 10 year warranty certificate on completion of each home





GROUND FLOOR



FIRST FLOOR



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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.