



Buy-

A superb semi detached house in Ecclesall with excellent energy efficiency and superb styling

-from Spencer.

- · A new semi detached house built in 2023
- Excellent energy efficiency and low running costs
- · Underfloor heating on the ground floor
- Mechanical ventilation throughout, triple glazing, solar thermal heating
- Large main bedroom suite on the whole of the top floor
- Three further bedrooms and two bathrooms on the first floor
- Marvelous open plan living dining kitchen, separate utility room, cloakroom and WC
- · Formal living room
- Level lawned garden area with garden room office pod
- · Off road parking for two cars to the front











Offers Around

£795,000



















Floorplan

OUTBUILDING

STORAGE HOME OFFICE 9'7" x 9'5" 2.93m x 2.88m GROUND FLOOR - ROOM HEIGHT = 2.46M







THE OUTBUILDING IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 2260sq.ft. (210.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, me various every aimming nos been made to ensure the accuracy of the chorpian contained there, measurement of cloors, windows, norms and any other films are approximate and no reprostrability to taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operability or efficiency can be given.

And with Memory 62023





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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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