



THE STREET

SUSTEAD, NR11 8RU

£650,000
FREEHOLD

This brand new 4 bed detached brick and flint property is situated in the centre of the village and set back from the road with gardens overlooking fields. Built to a very high and latest specification throughout.

**HENLEYS**
Residential Sales & Lettings

THE STREET

- Brand new build
- 4 bedrooms (1 en-suite)
- 2 bathrooms
- Open plan Kitchen/Dining room
- Latest specification throughout
- Enclosed private garden

OVERVIEW

Lavender Cottage is a beautiful and spacious , brand new build brick and flint property located in the quiet village of Sustead. Built to the latest specifications with many environmentally friendly features such as air source heating and very high levels of insulation, this amazing property will make a stunning home. The property backs on to farmland with field views.

SUMMARY

The property is set back up a shared driveway to the neighbouring property. As you approach the property there is a newly built cart shed for two vehicles.

On entering the hall, doors lead to the lounge, the kitchen/diner and the WC. Stairs rise to the first floor landing.

The lounge is to the front aspect and has an open fireplace.

The Kitchen/Dining room has French doors opening to the patio and garden. The kitchen area is fully equipped with brand new appliances. From this room a door leads to the utility room.

HEATING

The heating is provided by an air source heat pump which provides heat to the ground floor by under floor heating. The first floor rooms all have radiators.

FIRST FLOOR

From the first floor landing, doors lead to the four bedrooms and the family bathroom.

Two of the bathrooms have their own en-suite bathrooms.

GARDENS

To the front is a lawned garden.

To the rear, the garden is mainly laid to lawn with a patio area off the kitchen/dining room. The garden backs onto farmland.



Ground Floor



Floor 1

Approximate total area[®]
1802.2 ft²
167.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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	