

WE VALUE



YOUR HOME



Gerard Avenue, Benson
£720,000



Plot 171 - This beautifully presented four-bedroom detached show home offers an exceptional blend of modern comfort, style, and practicality, and is available with no onward chain alongside a range of incentives.

Finished to an outstanding standard, the property includes premium flooring worth over £15,000, an upgraded kitchen with sleek Silestone worktops, and the added benefit of curtains, blinds, and light fittings included throughout.

The home boasts a west-facing rear garden, off-street parking for two vehicles, and a garage. The ground floor is thoughtfully designed for modern living, featuring a spacious kitchen/dining room with integrated appliances, a welcoming lounge, a dedicated study ideal for home working, a utility room, and a downstairs cloakroom.

Upstairs, four generously sized double bedrooms provide excellent accommodation. The principal bedroom benefits from a stylish ensuite, while the remaining bedrooms are served by a contemporary four-piece family bathroom.

With its high-quality finish, bright and airy interiors, and desirable village setting, this impressive home is perfectly suited to modern family life.





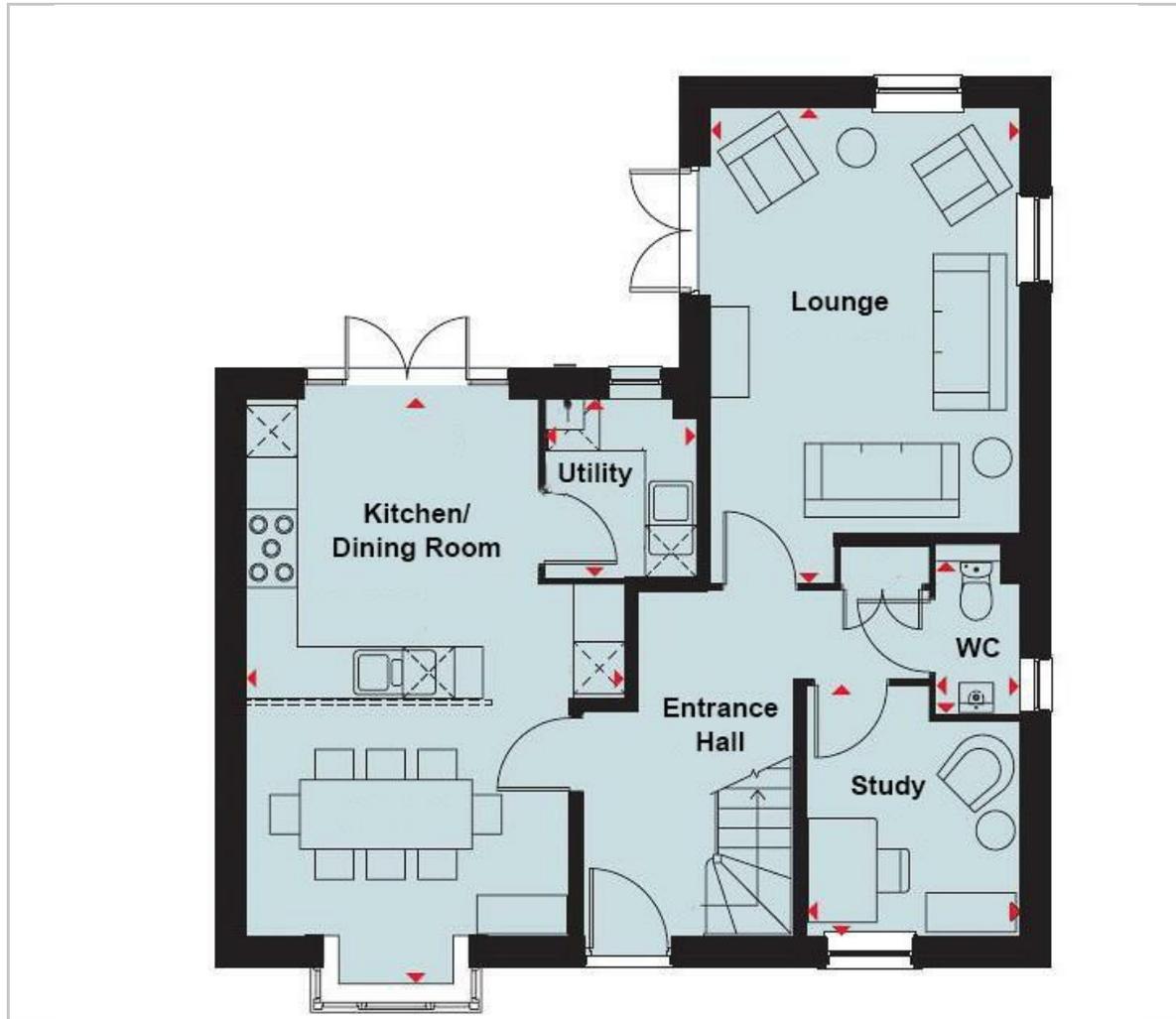
- VARIOUS INCENTIVES AVAILABLE
- OFFERED WITH NO ONWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- ENCLOSED, WEST FACING REAR GARDEN
- EN-SUITE, FAMILY BATHROOM & CLOAKROOM
- FLOORING INCLUDED WORTH OVER £15,000
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- STUDY & UTILITY ROOM



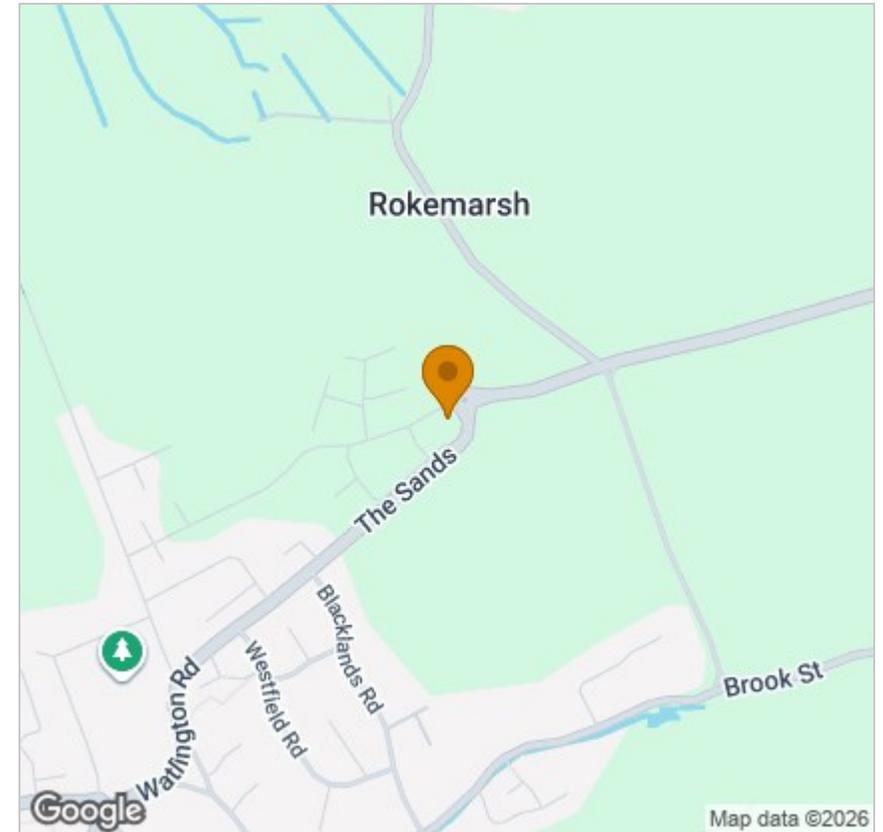
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| 92 plus A | | | 92 plus A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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