

THE AVEBURY (Plots 13-22 & 25-28)



Exclusive luxury is available in 'The Avebury', these uniquely designed spacious contemporary family homes offer a modern intelligent design nestled on the edge of Carlisle's historic racecourse.

The Avebury is a three-bedroom, two-bathroom home that has been designed for modern family life. Comprising a large open plan living, dining kitchen space opening seamlessly via bi-fold doors into the external tiled patio for modern indoor / outdoor living. The Avebury has a separate laundry room and provides adequate space for family living.

From the ground floor vestibule which benefits from engineered solid oak parquet flooring there is a downstairs WC and a designer staircase, with feature glazing filling the area with natural light, taking you up to the first floor.

The first-floor landing leads onto three above average double bedrooms, the master also having the benefit of a spacious changing area and ensuite bathroom. A large and modern well equipped family bathroom serving the rest of the household, with built in storage on the landing.

FEATURES:

- Imposing 2.4m high modern front door.
- Engineered solid oak parquet flooring to vestibule and hallway.
- Porcelain floor tiles included to ground floor WC, laundry, kitchen and dining space, which benefits from aluminium bi-fold doors extending the living space onto the porcelain tiled patio area and lawn beyond, providing indoor / outdoor living.
- Porcelain wall tiles to ground floor WC and first floor WC, bathroom and ensuite.
- Bespoke fully fitted kitchen in a range of colours and expansive granite worksurfaces and we also install fully integrated appliances including integrated dishwasher and an integrated fridge freezer, plus Neff induction hob, oven, and combination microwave.
- Instant filtered steaming hot water on tap, fresh filtered cold, as well as your regular hot and cold functions.
- Notable aluminium feature glazing to the front of the property providing light to the designer staircase, complete with modern steel spindles, oak newels, stringer, and handrails.
- Three large sized double bedrooms.
- Master bedroom with changing room and ensuite.
- Family bathroom with separate shower and bath, comprising modern contemporary porcelainware, with wall hung WC and wash hand basin, light up mirror and underfloor heating.
- Modern contemporary solid core laminate doors throughout.
- High quality colour coded double glazed windows with neat hidden hinges.
- Wireless video doorbell.
- Our homes are built to the latest environmental standards, in fact insulation levels beyond those required by regulations; ensuring that they're energy efficient, saving you money when you buy new.
- Smart electric heating and modern solar panels further reduce running costs and help keep your bills under control.
- Ultra-fast fibre connection with built in Wi-Fi distribution.
- External finishes comprising brickwork with feature bands and modern cladding to front, and rear, made almost entirely from recycled material which does not rot and does not require treatment.
- Natural slate roofing. Paviours to front parking area, porcelain tiles to rear leading to rear lawn.
- 10-year structural warranty.

