



Woodpecker View, Sandy Lane, Aston

£450,000 Freehold



Super energy efficient EPC A rated homes. • In line solar panels and electric car charging point. • 10 Year Premier Guarantee • Located within the village of Aston between Nantwich and Whitchurch • Finished to exceptional standards throughout, these are very special homes. • Quartz worktops in the kitchen • Stunning low maintenance landscaped gardens with pergola, lighting and planting. • Award Winning Local Developer.



Looking for a new build home should be an easy decision with so much choice available, but not all new builds are created equal. This is your chance to buy a new build with the full 10 year guarantee, built to the very latest building regs and standards ensuring an energy efficient, running cost effective, future proof home

Woodpecker View is part of an exclusive development of just two four-bedroom homes within the sought-after village of Aston just a short drive outside of Nantwich towards Whitchurch meaning amenities are nearby along with beautiful rolling countryside in both Cheshire and Shropshire. These wonderful homes have been built with the future in mind turning attention to reduced living costs from the outset predicted to be completed with an EPC Rating A 92 to include features such as In-line solar panels, car charging points accessible from the driveway, low energy lighting both inside and out and Vaillant Aerotherm Plus heat pump system powering the heating. All of this combined with state-of-the-art insulation to keep homes cool in summer and warm in winter will reduce heating costs and future-proof your home.

If it's the look of the home that interests you most, don't worry, Goulden Simpson has that covered. These beautiful homes have been designed to make the most of modern-day lifestyles having a wonderful block paved driveway to the front with ample parking for multiple cars. The garage is accessible from the driveway with electric roller shutter doors, outdoor dawn-to-dusk lighting will illuminate both the driveway and the front and rear of the house. In through the front door, the living room sits to the front of the property whilst the kitchen/family room is to the rear having been designed with the inside/outside lifestyle at its core. Bi-fold doors open out into the garden that has been created to give you additional living space throughout the year with low maintenance, entertainment-ready Indian stone patio space, completed before you move in with raised feature, ready planted beds, powder coated aluminium all weather pergola and feature exterior ambient lighting.

Focusing back inside this wonderful property, the kitchen will be finished to exceptional standards with Quartz worktops, composite granite sinks, a pyrolytic self-clean multi-function oven, 5 ring induction hob and built in Microwave. There is an integrated Fridge freezer and ample storage cupboards including a tall larder storage unit and breakfast bar to finish. A separate utility room will house further useful larder storage and have space for a washer and dryer.

Upstairs, four spacious bedrooms provide space for all of the family with the master bedroom benefitting from fitted wardrobes and an en suite shower room. The second bedroom also benefits from an en suite shower room whilst the third and fourth bedroom are spacious double rooms with the family bathroom sitting snugly between the two rooms. Both the en suite and the family bathroom benefit from LED demist mirrors and porcelain tiling.

Additional features throughout will include flooring and extras such as your USB charging points to selected sockets and Secure by design windows and doors, alarm system fitted and security lighting. The heating system has an extended 7 year parts and labour guarantee whilst the build is covered by 10 year Premier Guarantee whilst appliances benefit from 3 years guarantee.

If all of this just sounds perfect, there is still time to add your personal touch with things like colours to tiling, kitchen

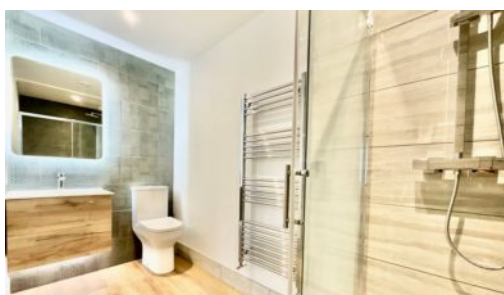
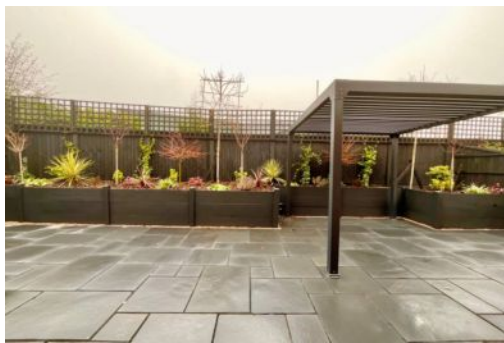


Exclusive 4-bed homes in Aston village with modern design & energy-efficient features. Bi-fold doors, Quartz kitchen, en suites, Indian stone patio. Customisable options available.
Council Tax band: TBD

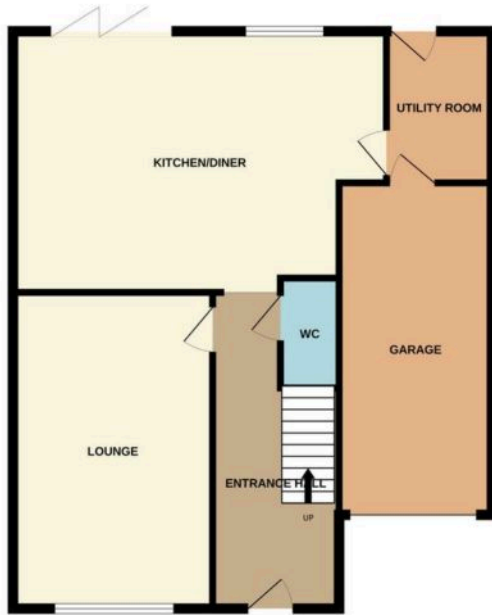
Tenure: Freehold

EPC Energy Efficiency Rating: A

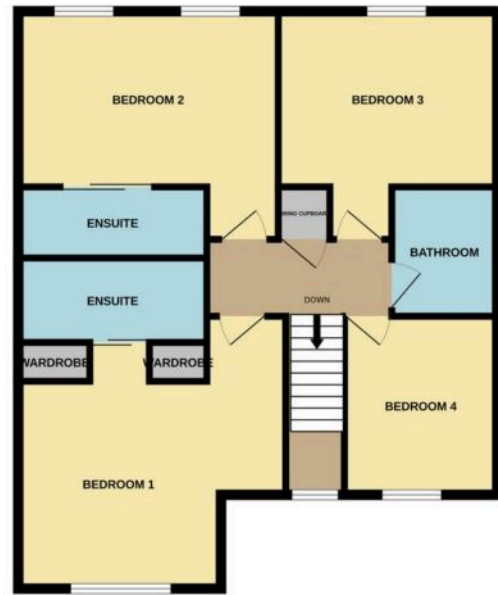
EPC Environmental Impact Rating:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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