

House - Detached

27 RAMFIELD CRESCENT, COLLINGTREE, NN4 0AH

£2,250

FEATURES

- FIVE BEDROOM DETACHED
- SET OVER THREE FLOORS
- VIEWS OVER THE GOLF COURSE
- EV CHARGING POINT
- COLLINGTREE PARK
- FOUR DOUBLE BEDROOMS ONE SINGLE
- SINGLE GARAGE
- COUNCIL TAX BAND G



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5 Bedroom House - Detached located in Collingtree

Call us on

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Council Tax Band

G

WELCOME TO COLLINGTREE PARK.....this part furnished five bedroom family home was built in 2021 by Bovis homes "The Yew" style. Nicely situated with views overlooking the first tee of the Golf Course. Set over three floors, on the ground floor is entrance hall, open plan kitchen diner with bi-folding doors to the rear garden, separate utility, lounge, study and WC. On the first floor is the main bedroom with built in wardrobes and en-suite, one double bedroom a single bedroom and family bathroom. On the top floor is two further double bedrooms and shower room. Outside is a nice enclosed rear garden, single garage, driveway for two cars, EV charging point and further parking to the front. Virgin Active Gym within walking distance, easy access to the M1 motorway. This will be available to move in towards the end of April / start of May. EPC Grade B. Council tax band G. Call 01604 422 561 to book your viewing!

The Yew

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 4"
Family / dining area	4.74 x 3.17	15' 6" x 10' 4"
Sitting room	4.69 x 3.18	15' 4" x 10' 5"
Study	3.18 x 1.77	10' 5" x 5' 9"

First floor	metres	feet / inches
Bedroom 1	3.73 x 3.50	12' 3" x 11' 6"
Bedroom 3	4.26 x 3.23	14' 0" x 10' 7"
Bedroom 5	2.92 x 2.27	9' 7" x 7' 5"

second floor	metres	feet / inches
Bedroom 2	5.04 x 3.23	16' 6" x 10' 7"
Bedroom 4	3.73 x 2.97	12' 3" x 9' 9"

Yew [X519v] CCOLG]
Floorplan has been produced for illustrative purposes only. Dimensions shown are between arrow points as indicated on plan. Dimensions have tolerances of + or -50mm and should not be other than for general guidance. If specific dimensions are red, enquiries should be made to the sales consultant.

oven w wardrobe
hob cup'd cupboard
dishwasher cyl hot water cylinder
washing machine space measuring points
fridge freezer

Second floor

Shower room, Bedroom 4, Bedroom 2, cup'd, restricted head height

First floor

Bedroom 5, Bath'm, Bedroom 1, En suite, Bedroom 3, w, cyl

Ground floor

Sitting room, Utility, Family / dining area, Kitchen, Study, Cl'ks, cup'd, ffzr, ovr, dwr

* Bay window applies to selected plots only. Please see sales consultant for further details.
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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