



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

Bungalow - Detached

Located  
in Throemilstone

£525,000



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01872 272622



# Sunniholme

Threemilestone | | TR3 6BD



This high quality brand new flexible and accessible ENERGY EFFICIENT four bedroom home offers great flexibility and works equally well as a family house or retirement downsize with spare rooms. Excellent specification including air source under floor heating, solar thermal hot water, quality kitchen with integrated appliances and two en-suite bedrooms. Delightful landscaped exterior with enclosed rear garden including lawn, raised borders and granite patio. Plentiful driveway parking.



# Sunniholme

£525,000 Freehold



- Brand new home
- Air source heat pump
- Beautifully landscaped gardens
- Excellent village location
- Quality integrated appliances included

- Energy efficient design
- Underfloor heating & solar thermal hot water
- Abundant driveway parking
- Flexible design suits ground floor living





GROUND FLOOR PLAN

**Council Tax Band: D**

**Local Authority:**

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/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 97        |
| (81-91) <b>B</b>                            | 89                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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