



## Plot 1 & 2, Colebrook Place, Leyman Close

From £275,000

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1 | Property Type: Semi Detached House**

This beautiful two bedroom home offers contemporary living within a well-planned development featuring a mix of two and three bedroom properties. Designed with modern lifestyles in mind, the property will boast well-proportioned accommodation, high-quality finishes, and a practical layout ideal for first-time buyers, families, professionals, or downsizers.

The home benefits from two allocated parking spaces, providing convenience and peace of mind, and is set within a quiet residential setting while remaining close to local amenities, transport links, and green spaces.

With a predicted completion date of Spring 2026, this is a fantastic opportunity to secure a brand-new home in a desirable location, offering the advantages of modern construction and energy efficiency.

## Kitchen & Utility

- Contemporary, soft-close kitchen units
- Feature Granite or Quartz worktops
- Fully Integrated Neff appliances including fridge, freezer, dishwasher, gas hob, washer/ dryer, electric oven, and feature extractor
- Complementary under-unit and kickboard LED lighting
- 18mm kitchen unit carcasses
- Dordogne Oak doors
- 6" skirting
- LED down-lighting
- Boosted TV, satellite and radio points
- Designer, space-saving radiator
- Ceramic tiled flooring

## Bathrooms, Ensuites and Cloakrooms

- High-quality sanitary wear with vanity style sink unit
- Hand-picked, ceramic/ porcelain feature wall tiles with complimentary designs
- Designer mixer taps
- Oversized, monsoon style shower / shower over baths.
- Feature ceramic/ porcelain tiled flooring
- Centrally heated, designer chrome/ grey towel-rail
- obscure glazed windows
- LED down-lighters
- Extractor fan with external venting

## Living Rooms and Bedrooms

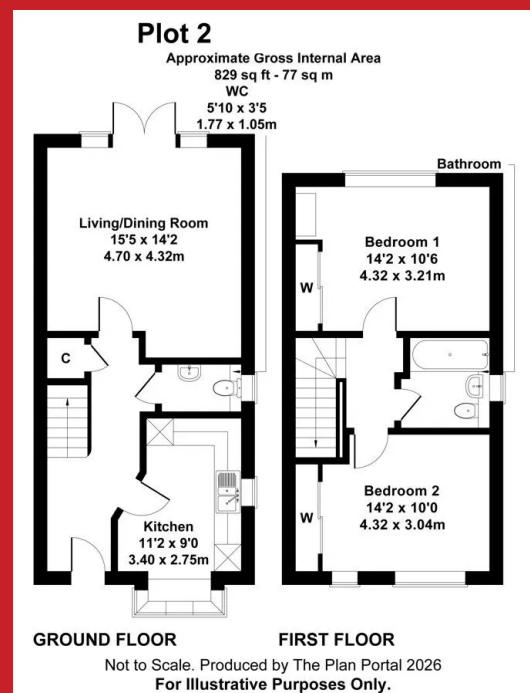
- TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- SKY ready, with pre-installed dish and Widescreen TV ready wall trusses
- BT ready telephone points
- Dordogne Oak doors and contrasting
- 6" skirting boards
- High quality carpet
- Accent lighting
- Fitted Bedroom furniture and wardrobes (where specified)

## Reception Halls & Landings

- Attractive door number or house name plate
- Welcoming Porcelain tiled floor
- Dordogne Oak doors
- Contrasting 6" light skirting
- LED down-lighters
- Security system
- Power points – brushed steel

## Outside

- Hard & soft landscaping designed by landscape architects.
- Block paved driveways
- landscaped gardens / rear gardens turfed
- Block-paved patio area with lighting
- Electric charging point.
- External Tap.
- Garden Shed.



**Disclaimer - photos used are from a previous development or CGI's**



**Contact us today!**

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