

**9a Cudas Close**

£950,000

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Ref: AB0796. This exceptional new build detached bungalow, sold with a New Build Warranty, is located in a sought-after Stoneleigh cul-de-sac. Featuring a gated entrance, large driveway, and a private garden with a porcelain-paved patio, lawn, shed, and side entrance. The open-plan kitchen has skylights, built-in appliances, and an island. With four bedrooms, including one ensuite, and versatile living spaces, this home is finished to a high standard.

## Key Features

- Ref: AB0796
- Gated entrance with large driveway
- Side entrance for easy access
- Kitchen with skylights, built-in appliances, and island/breakfast bar
- Utility room and additional storage space
- New Build Warranty included
- Private garden with porcelain-paved patio, lawn, and wooden shed
- Open-plan kitchen/dining/living area with bi-fold doors
- Two spacious double bedrooms on the ground floor, one with ensuite
- Located in a gated development on a quiet cul-de-sac



TOTAL FLOOR AREA: 1588sq.ft. (147.5 sq.m.) approx.

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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