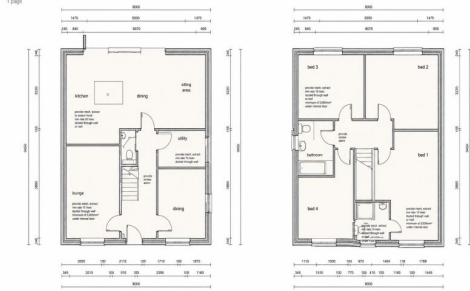




HOUSETYPE A.pdf



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Guelder Cottage West End Road , DN6 9DH
£450,000 OffersInRegionOf
Tenure Freehold

- **NEW BUILD**
- **4 BEDROOM**
- **DETACHED FAMILY HOME**
- **DETACHED GARAGE**
- **NEW KITCHEN AND BATHROOM**
- **ENSUITE TO MASTER BEDROOM**

Guelder Cottage – A Stunning Four Bedroom Detached Home in the Heart of Norton

Nestled within the beautiful and highly sought-after village of Norton, Guelder Cottage is an exceptional new-build detached residence offering spacious, contemporary family living finished to an impressive specification throughout. Designed with modern lifestyles in mind, this superb four-bedroom detached home combines stylish interiors with high-quality finishes, creating the perfect blend of comfort and practicality. The property boasts generous living accommodation, well-proportioned bedrooms, and a premium finish both inside and out.

The contemporary kitchen comes with an impressive allowance of up to £15,000, giving buyers the opportunity to create their dream entertaining space. The luxurious family bathroom benefits from an allowance of up to £5,000, alongside a beautifully appointed en-suite with an allowance of up to £3,000.

Further high-specification features include:

Detached garage with electrics

Quality light and socket fittings throughout

TV points fitted to every room

CAT5 cabling installed to all bedrooms and ground floor rooms

Colour-matched walls to buyer preference

Downstairs floor coverings included up to £3,000

Upstairs carpets/floor coverings included up to £2,000

Outside lighting

External 240v sockets

Outside tap

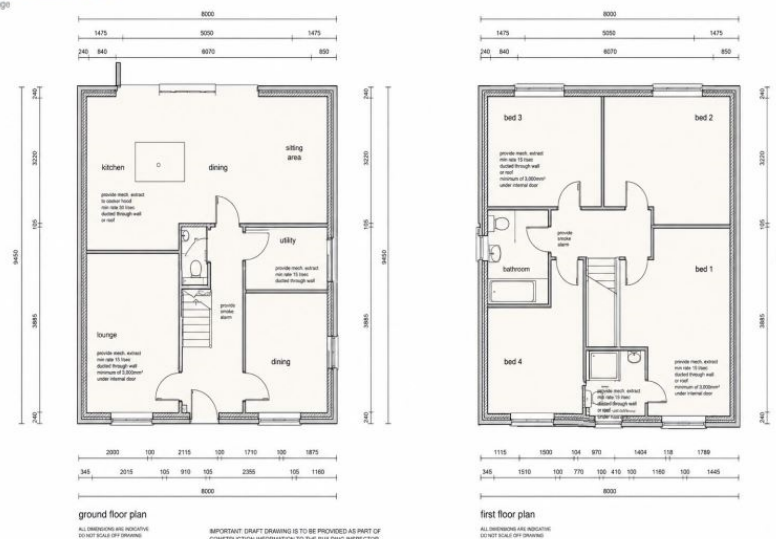
Porcelain paved patio areas

Low-maintenance artificial grass

Externally, the property enjoys beautifully finished outdoor spaces designed for both entertaining and ease of maintenance, with porcelain paving and artificial lawn areas complementing the landscaped setting perfectly.

HOUSETYPE A.pdf

1 page



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Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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