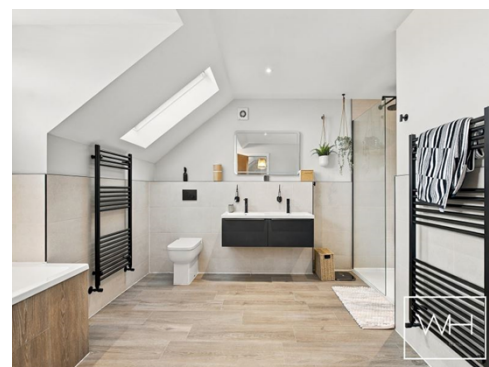
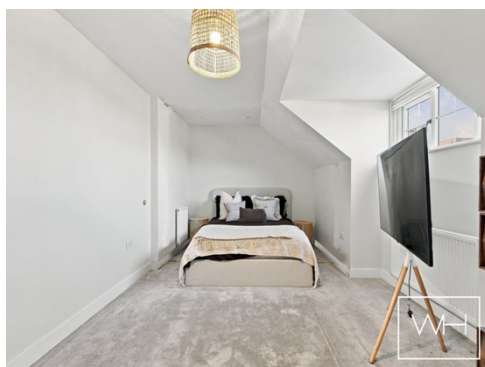




Plot 3 Burton Road , DN15 8RW

**£395,000 Offers In Region Of
Tenure Freehold**

- **New Build**
- **Move In Ready**
- **Car charging point**
- **Three Bedrooms**
- **Detached**

PLOT 3 – EXCLUSIVE LUXURY NEW-BUILD DEVELOPMENT, FLIXBOROUGH

STUNNING THREE-BEDROOM DETACHED HOME | EXCLUSIVE DEVELOPMENT OF JUST THREE PROPERTIES | STRIKING ARCHITECTURAL DESIGN | BESPOKE KITCHEN | SEPARATE HOME OFFICE | GROUND FLOOR BEDROOM & SHOWER ROOM | UNDERFLOOR HEATING | AIR SOURCE HEAT PUMP | EV CHARGING | PRIVATE GARDEN

Welcome Homes are delighted to introduce Plot 3, an exceptional three-bedroom detached new-build home forming part of an exclusive development of just three individually designed properties in the desirable village of Flixborough.

Combining striking contemporary architecture with traditional brickwork and beautifully considered interiors, this impressive home has been thoughtfully designed to offer something truly special.

From its distinctive architectural detailing and attractive exterior to the carefully planned accommodation and high-quality specification, Plot 3 offers a wonderful combination of modern luxury, energy efficiency and practical everyday living.

Designed to suit a variety of lifestyles, the property provides flexible three-bedroom accommodation across two floors, complemented by a separate ground floor office, spacious lounge, beautifully designed kitchen and utility room.

With a ground floor bedroom and shower room, this exceptional home offers an attractive solution for families, professional couples and those seeking versatile living arrangements without compromising on style, comfort or space.

CONTEMPORARY LIVING WITH A TOUCH OF LUXURY

The property makes an immediate impression with its attractive brick elevations, contrasting roof tiles and contemporary



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	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	