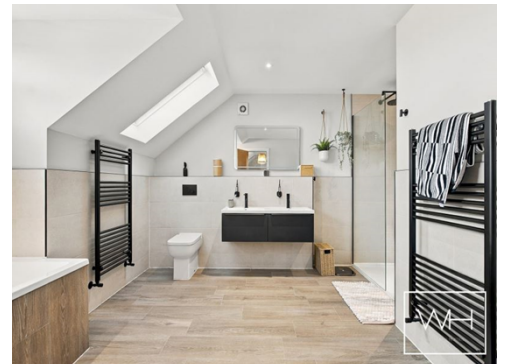




PLOT 1 Burton Road , DN15 8RW

**£410,000 Fixed Price
Tenure Freehold**

- New Build
- Exceptional Property
- 4 Bedrooms
- Principal bedroom with private ensuite
- Study
- No Chain

PLOT 1 – BURTON ROAD, FLIXBOROUGH

EXCLUSIVE DEVELOPMENT OF JUST THREE LUXURY NEW-BUILD HOMES | FOUR-BEDROOM DETACHED RESIDENCE | BESPOKE KITCHEN OPTIONS | UNDERFLOOR HEATING | AIR SOURCE HEAT PUMP | BI-FOLD DOORS | PORCELAIN PATIOS | INTEGRAL GARAGE

Welcome Homes are delighted to introduce Plot 1, an exceptional four-bedroom detached new-build residence forming part of an exclusive development of just three individually designed luxury homes, situated within the village of Flixborough.

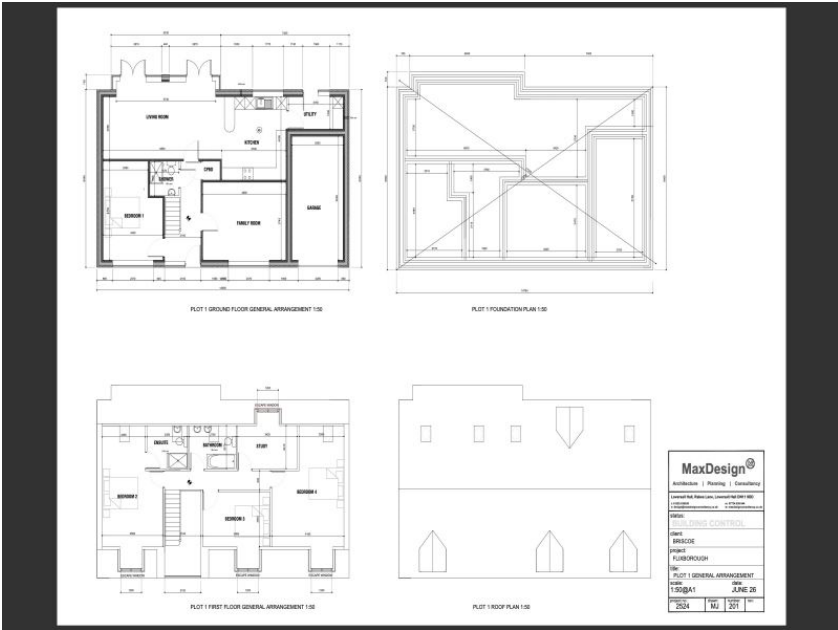
This prestigious development presents a rare opportunity to purchase a beautifully designed home combining striking contemporary architecture, quality craftsmanship and a high-quality specification throughout.

Thoughtfully designed to meet the demands of modern family living, Plot 1 offers generous and versatile accommodation arranged across two floors, complemented by energy-efficient technology, stylish architectural features and carefully considered finishes.

With the added opportunity for purchasers to choose their own kitchen, this impressive home offers the chance to create something truly personal, tailored to individual tastes and lifestyles.

STYLISH, SPACIOUS & DESIGNED FOR MODERN LIVING

From the moment you step inside, Plot 1 has been designed to impress.



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	