





Plot 79a Canary Grove, Costhorpe

£270,000 Freehold

Viewings Now Available • Final Property Remaining On The Development • Built By The Highly Regarded Danum Homes • Stunning Open Plan Kitchen/Dining Room, Feature Kitchen Island • Driveway Providing Off Road Parking • Energy Efficient Air Source Heat Pump Heating • South Facing Rear Garden • End Of Cul-De-Sac Position

Burrell's estate agency

VIEWINGS NOW AVAILABLE



An Exceptional Opportunity To Own The Final Home On This Exclusive Danum Homes Development

Positioned at the very end of a peaceful cul-de-sac, this is the **last remaining property** available on the prestigious Danum Homes development in Costhorpe. Offering beautifully designed accommodation finished to the high standard synonymous with Danum Homes, this stunning three-bedroom detached family home combines contemporary styling with practical living, making it an ideal purchase for growing families, professionals or those simply looking for a brand-new home ready to move straight into.

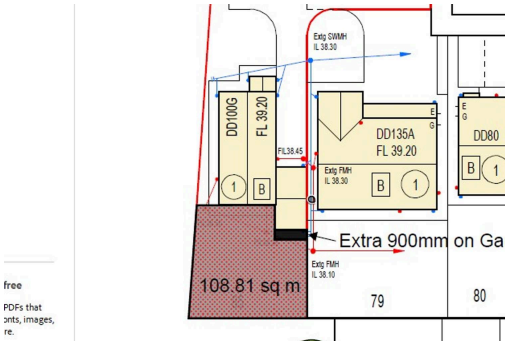
The heart of the home is undoubtedly the impressive open-plan kitchen and dining space, complete with a striking central island, creating the perfect setting for both everyday family life and entertaining guests. The spacious lounge offers an elegant retreat, whilst practical additions





Council Tax band: D

Tenure: Freehold













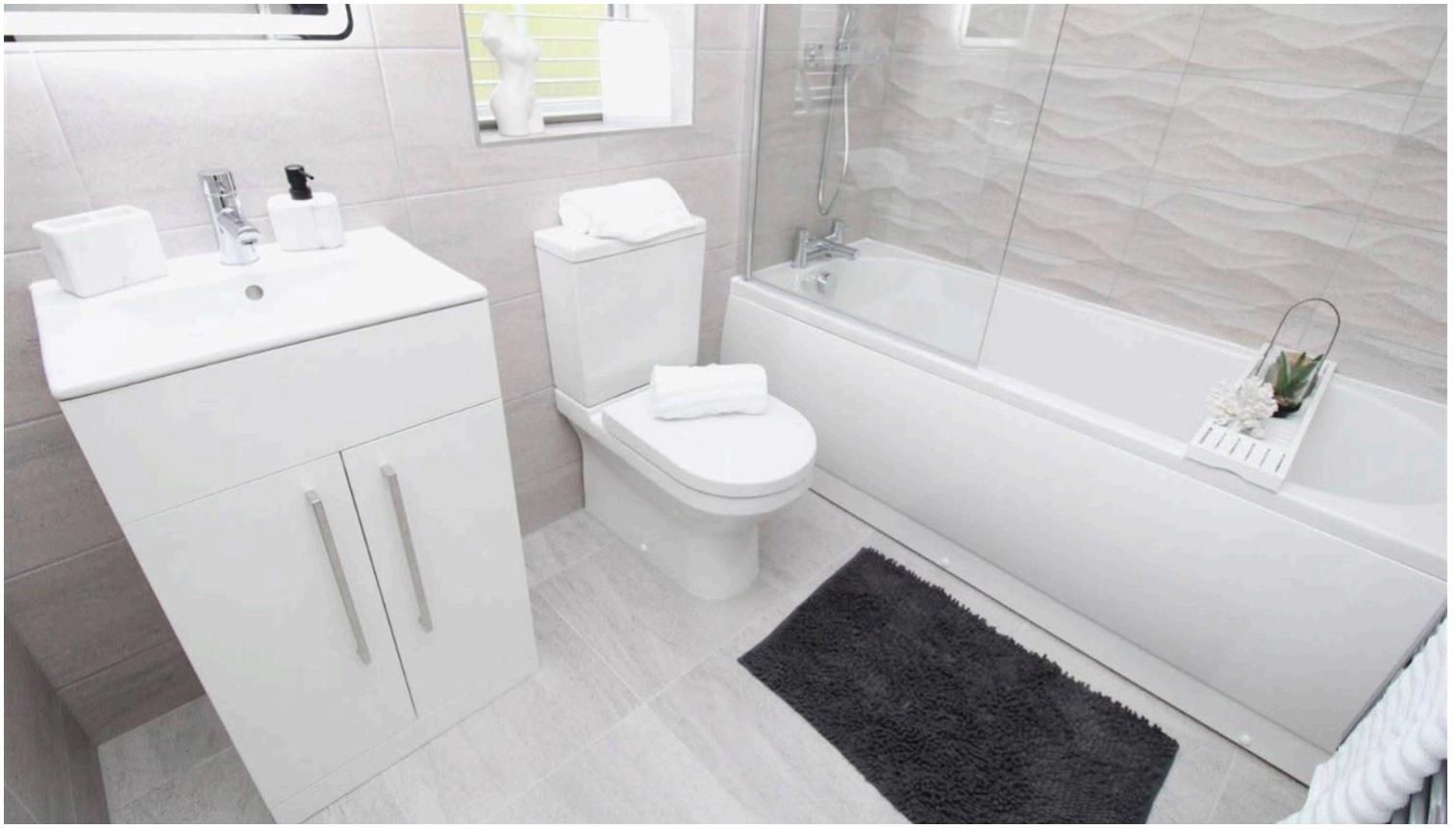
Hallway
A welcoming entrance hall creates an excellent first impression, providing access to the principal ground floor accommodation.

Lounge
12' 6" x 16' 5" (3.80m x 5.00m)
A beautifully proportioned reception room offering an elegant yet comfortable living space. Large windows allow natural light to flood the room, creating a bright and welcoming atmosphere. Generous proportions provide ample space for a variety of furniture layouts, making it the perfect room to relax with family or entertain guests. The lounge also benefits from a useful understairs storage cupboard, providing excellent everyday storage for household essentials

Ensuite
5' 11" x 4' 11" (1.80m x 1.50m)
Finished to an excellent standard with a contemporary suite comprising a walk-in shower enclosure, vanity wash hand basin and low-level W/C, complemented by stylish tiling and chrome heated towel radiator.

Bedroom Two
8' 10" x 15' 1" (2.70m x 4.60m)
A spacious double bedroom providing excellent flexibility for family living, guests or those working from home.

Bedroom Three
6' 7" x 10' 2" (2.00m x 3.10m)
A well-proportioned third bedroom which could







Hallway
A welcoming entrance hall creates an excellent first impression, providing access to the principal ground floor accommodation.

Lounge
12' 6" x 16' 5" (3.80m x 5.00m)
A beautifully proportioned reception room offering an elegant yet comfortable living space. Large windows allow natural light to flood the room, creating a bright and welcoming atmosphere. Generous proportions provide ample space for a variety of furniture layouts, making it the perfect room to relax with family or entertain guests. The lounge also benefits from a useful understairs storage cupboard, providing excellent everyday storage for household essentials and helping to keep the living space clutter-free.

Open Plan Kitchen/Diner
15' 9" x 16' 9" (4.80m x 5.10m)
Undoubtedly the centrepiece of the home, this outstanding contemporary kitchen has been thoughtfully designed with both style and functionality in mind. Featuring a comprehensive range of sleek modern cabinetry complemented by luxurious work surfaces, the kitchen boasts a striking central island incorporating the induction hob beneath a feature ceiling-mounted extractor, creating a fantastic social cooking space. Integrated appliances, extensive storage, under-cabinet lighting and full-height units further enhance the room's premium finish. The dining area comfortably accommodates a family dining table, whilst French doors open directly onto the rear garden, effortlessly blending



GARDEN

Outside, the property benefits from a private south-facing rear garden, supplied fully turfed and ready for immediate enjoyment. To the front, a shared access driveway serves the property, leading to the attached garage and private parking. Further enhancing its appeal, the home is equipped with an energy-efficient air source heat pump heating system, providing an environmentally friendly and cost-effective way to heat the home.

The Poplar

Costhorpe, Carlton in Lindrick

The Pavilion

DANUM HOMES Excellence in Build

Ground Floor



First Floor



Indicated colour of The Poplar house type on site plan

You can include any text here. The text can be modified upon generating your brochure.