



House 119 - The Maple
Amber Waterside, The Lakes, Cranleigh. Price £895,000





Amber Waterside, The Lakes

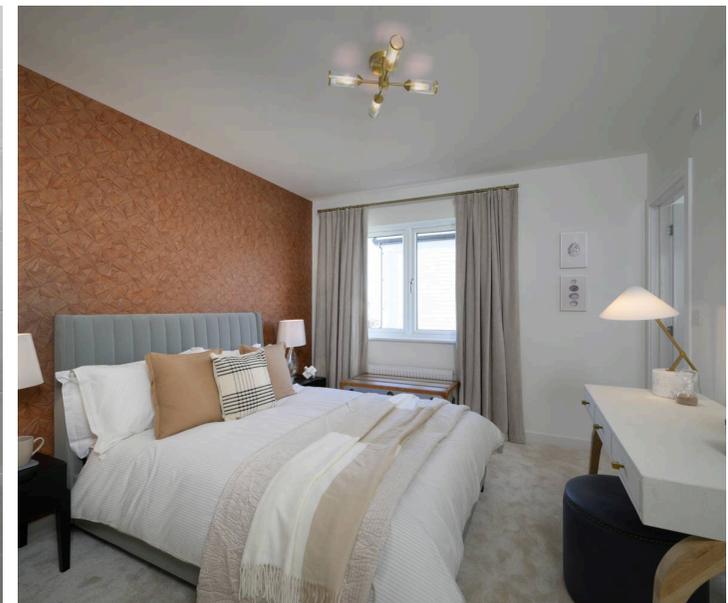
- Just launched - The Lakes at Amber Waterside
- 1630 sqft 3 bed 3 bathroom stylish home
- Energy efficient home with Solar PV
- Superb 21 ft open plan kitchen/dining/family room with fireplace and vaulted ceiling
- Double height vaulted ceiling in the living room
- Quality kitchens with stone work surfaces
- Impressive principal bedroom suite with dressing area featuring fitted wardrobes and a full en-suite
- Luxury bathrooms with ceramic tiles and Villeroy and Boch sanitaryware
- Garage, driveway parking and App controlled EV charging point
- Tenure: Freehold
- Estate Management Charge: £300 PA
- EPC Energy Efficiency Rating: A
- EPC Environmental Impact Rating: B
- Council Tax band: TBD



The Maple is a spacious 3 bedroom detached chalet style home with garage. On the ground floor you'll find a generously sized open-plan kitchen/dining/family room with a vaulted ceiling and a feature fireplace. Equipped with quality branded integrated appliances and stylish stone worktops. Also downstairs is a separate living room also featuring an impressive vaulted ceiling, a versatile study that can serve as a third bedroom, a well-appointed bathroom, and a comfortable double bedroom featuring its own ensuite. Moving upstairs, you'll discover the principal suite that encompasses the entire first floor. This luxurious suite includes a dressing area complete with fitted wardrobes and another ensuite that boasts both a bath and a separate shower.

The Lakes at Amber Waterside is the latest collection of new homes by Nicholas King Homes in the charming Surrey market town of Cranleigh, perfectly positioned by the lakeside. Combining the light and space of contemporary interiors and energy efficient designs with an idyllic, sought-after location in England's largest village. The first selection of 3 and 4 bedroom homes, including brand new house styles in a superb lakeside setting are now available to reserve.

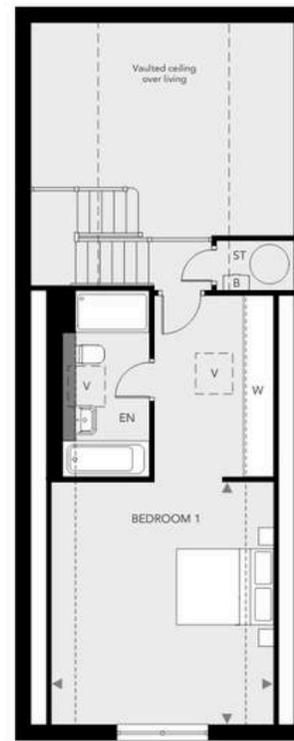
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GROUND FLOOR



FIRST FLOOR

THE MAPLE (with single detached garage)

Internal: 1630 sqft

Garage: 201 sq ft

Total: 1831 sq ft

HOUSES 120 & 134
(HOUSES 119 & 133
ARE A MIRROR IMAGE)

KITCHEN/ DINING/FAMILY	6540 x 5580mm	21'5" x 18'3"
LIVING	5130 x 4145mm	16'9" x 13'7"
BEDROOM 2	3850 x 2720mm	12'7" x 8'11"
BED 3/STUDY	3380 x 2845mm	11'1" x 9'4"
BEDROOM 1	4775 x 4385mm	15'7" x 14'4"
GARAGE	6220 X 3003mm	20'4" x 9'10"

KEY:

W - Wardrobe

V - Velux

ST - Store

B - Boiler

U - Utility

-- Denote sloping ceiling over double height vaulted ceiling

---- Indicates skieiling at 2 metres



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