



Illustration for identification purposes only, measurements are approximate, not to scale.

**Energy Performance Certificate** HM Government

9a, Carroway Close, BRIDLINGTON, YO16 6YW

Dwelling type: Detached house  
Date of assessment: 29 October 2014  
Date of certificate: 29 October 2014  
Reference number: 8504-7730-2249-5771-4922  
Type of assessment: SAP, new dwelling  
Total floor area: 329 m<sup>2</sup>

Use this document to:

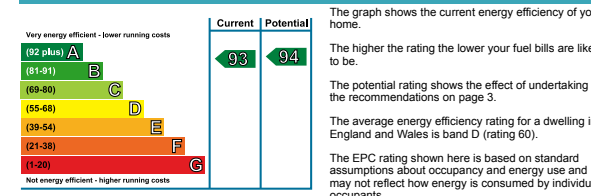
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,804
Over 3 years you could save	£ 210

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 363 over 3 years	
Heating	£ 2,835 over 3 years	£ 2,835 over 3 years	
Hot Water	£ 606 over 3 years	£ 396 over 3 years	
<b>Totals</b>	<b>£ 3,804</b>	<b>£ 3,594</b>	<b>You could save £ 210 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 210

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XXXX Ravensworth Digital 0191 2303553



## 9a Carroway Close Bridlington

A 21ST CENTURY HOUSE & HOME.  
YOU WILL ENTER ONE OF THE MOST ENERGY EFFICIENT PROPERTIES AROUND.

Spacious Entrance Hall, Cloakroom/wc. Lounge/Diner with Luxury Fitted Kitchen area - (2 x Bosch fan assisted ovens and grill, 2 x microwave, 4 ring induction hob, Insinkerator) Utility room, 4 Bedrooms (1 en-suite and walk in wardrobe) House bath/shower/wc. Basement area with HOME CINEMA, GYM & GAMES ROOM. Store. Energy rating 'A' with Solar Panels, 'A' rated tinted windows, air source heat pump. Mechanical Ventilation Heat Recovery System. CAT 5/6 Internet Conn. in all rooms. Underfloor Heating to Ground Floor, Basement and Garage.

**£495,000**



**www.ddlgstates.co.uk**

To view this property please contact  
D. Dunk Lewis & Graves  
3/5 Chapel Street, Bridlington, East Yorkshire YO15 2DR  
Tel: 01262 672576 Fax: 01262 400009 Email:sales@ddlgestates.co.uk



**Situation**

This property is quietly situated at the head of Carroway Close which is a cul-de-sac on the sought after Marton Fields Development. It is approached from Martongate via Annerley Drive and taking the first right into Carroway Close. Located on the north side of the town about 2 miles from the town centre with local primary and secondary schools, supermarket and library within about ½ mile and Sewerby cliffs and north beach within about a mile.

**Description**

This unusual detached family house was designed and built for the present owner who wished to incorporate the highest levels of energy efficiency and which includes solar panels, tinted windows for both solar gain and added privacy and in the garden is an air source heat pump which feeds into the hot water system and the underfloor heating system. The house also has a mechanical ventilation heat recovery system to protect against moisture. This system filters the moisture out of warm air in the wet areas in the house, such as bathrooms and gym and feeds it back into the rooms after being filtered and fresh air added. Ideal for allergy sufferers. Other energy saving technologies throughout the house include over 200 LED downlights, 45M of colour changing strip lights and a hot water tap in place of a kettle. The heating, lighting, MVHR, CCTV and plug socket systems can also be controlled from the owners' smart phone.

There is a rainwater harvesting system in the garden which collects rainwater in a 5000L storage tank and pumps it up into a tank in the roof space. This system feeds all 4 toilets, the washing machine and outside tap and will only take water from the mains supply when there has not been enough rainfall to maintain the system.

VIEWING IS ESSENTIAL TO APPRECIATE THIS PROPERTY.

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**Entrance Hall**

7.4m x 3m (24'3" x 9'10")

Having fitted coat and shoe cupboard, marbled tiled floor and ceiling downlighters.

**Cloakroom with wc and washbasin**

**Lounge/Diner/Kitchen**

11.92m x 5.5m (39'1" x 18'1")

This open plan living space has marble tiled floor with underfloor heating and the south facing wall to the garden has been glazed with sliding doors. A luxury kitchen area offers 1 wall of built in cupboards incorporating 2 Bosch fan assisted ovens and grill with 2 microwaves and 4 ring induction hob. In the island unit is a Lamona black composite sink, 2 Candy drinks fridges and an "Insinkerator" which is a separate tap offering instant boiling water ( no kettle required) and filtered cold water.

Door leads off to:



**Utility Room**

3.45m x 3m (11'4" x 9'10")

Fitted floor and wall cupboards, stainless steel sink, plumbing for auto washer and space for dryer.

**Study/Sitting Room/Office**

7.66m x 5.14m (25'2" x 16'10")

Having fitted bookshelves to one wall, ceiling downlighters and high gloss laminate flooring.



**First Floor**

Spacious landing with doors off to:

**Bedroom One**

5.25m x 3.33m (17'3" x 10'11")

With walk-in wardrobe 2.33m x 2.19m having shoe racks and pull down clothes rails.

EN-SUITE SHOWER/WC 2.19m x 2.01m with double walk in illuminated shower enclosure having body jets and multiple shower heads. Combination vanity unit and wc. Chrome ladder towel warmer.



**Bedroom Two**

4.47m x 3.34m (14'8" x 10'11")

**Bedroom Three**

3.73m x 3.84m (12'3" x 12'7")

**Bedroom Four**

3.23m x 3.84m (10'7" x 12'7")

**Bathroom/Shower/wc**

3.14m x 3m (10'4" x 9'10")

With white suite of free standing tub, double walk in shower area, twin vanity stone wash basins and wc. Chrome ladder towel warmer.



**Basement**

Easy stairs lead down to a central hall area with SEPARATE WC and doors leading off to:

**Home Cinema**

5.56m x 4.5m (18'3" x 14'9")

This room is soundproofed including carpeted walls. FOCAL speakers, panasonic projector, Yamaha amplifier and Blue Ray player. Ceiling downlighters.



**Games Room**

7.29m x 4.18m (23'11" x 13'9")

With fitted book shelves one of which conceals the entrance to the "Tardis"



**Gym**

5.28m x 4.32m (17'4" x 14'2")



**Storeroom**

4m x 2.94m (13'1" x 9'8")

**Outside**

Gravelled drive offers additional parking for multiple vehicles, caravan and boat.

