



ESTATE AGENTS



10 Normandy Drive, Wellesley, Aldershot, Hampshire, GU11

4BZ

Asking Price £485,000

# 10 Normandy Drive, Wellesley, Aldershot, Hampshire, GU11 4BZ

Introducing this modern three bedroom semi-detached home boasting contemporary finishes throughout. Situated in a sought-after Wellesley Development, this property offers a comfortable and spacious living space suitable for a growing family. With three well-proportioned bedrooms and a living room on the first floor, there is ample room for everyone to enjoy their personal space.

Upon entering, you will be greeted by a spacious hallway with a study on one side and cloakroom on the other. Furthermore this home features a well-appointed kitchen/diner perfect for cooking and entertaining. The property also benefits from a neatly maintained garden providing an ideal space for outdoor activities and gatherings.

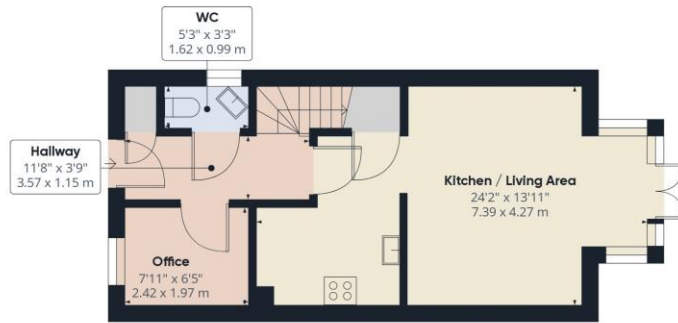
Furthermore, this house boasts a garage, gym and off-road parking, ensuring convenience and ease for homeowners and visitors alike.

Don't miss out on the opportunity to own this stunning semi-detached house. Contact us today to arrange a viewing and make this property your new home.

- Built In 2022
- Two Reception Rooms
- Gym Space
- Garage & Driveway
- Wellesley Development
- Three Double Bedrooms
- EPC: B
- Council Tax: E



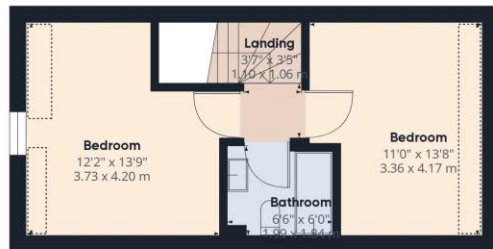
# Floorplan



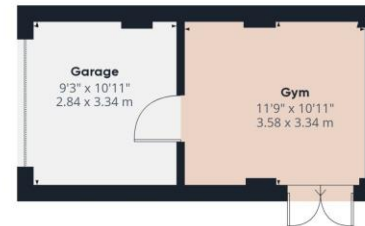
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1397.84 ft<sup>2</sup>  
129.86 m<sup>2</sup>

Reduced headroom

35.92 ft<sup>2</sup>  
3.34 m<sup>2</sup>

(1) Excluding balconies and terraces

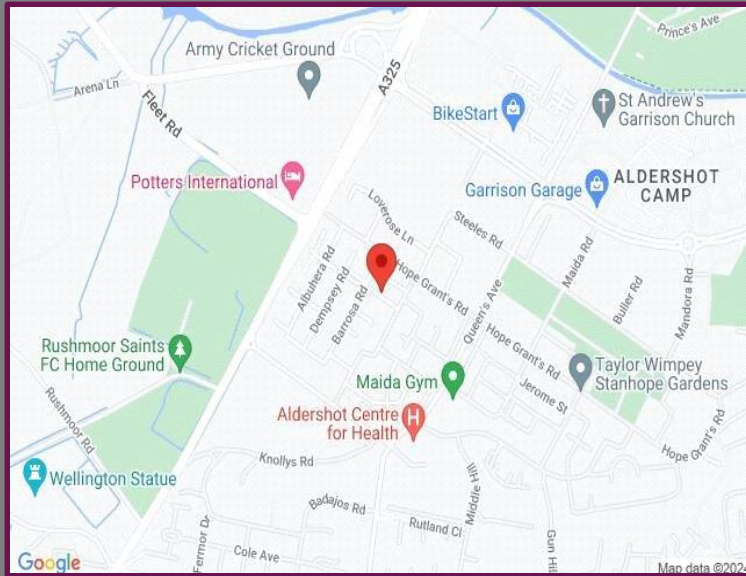
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

# Location

The Wellesley development is perfect for anyone wanting a balanced way of life. Enjoying the freedom of the countryside together with contemporary living, superb learning, working spaces and excellent transport links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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