



## CARRICK DEVELOPMENTS LIMITED PRESENT ALDINGTON...

*...a stylish, elegant, beautiful and spacious new home in Foxrock*

### Specification

The specification of this luxury property is quite simply outstanding. The all brick period exterior with extensive granite features and Sash Windows create a rich stunning appearance. The exterior is effectively maintenance free so the house will mature beautifully and gracefully. Attention to detail informs all aspects of this beautiful house. The architect is Frank Elms & Co.

### Size

This house is of circa 5,000 sq. ft. set over three levels creating a sense of luxury, space and comfort.

### Plot

This house sits on a plot of c. .25 acre. Such a sizeable plot befits such a stunning property.

### South Facing Gardens

The extensive mature rear garden is south facing and sunny ensuring a sense of luxury, space and comfort.

### Car Parking

Extensive car parking for 4/5 cars is available in the front fully clay paved driveway.

### Underfloor Heating

Underfloor heating is provided throughout all three levels of the house. Each room is digitally and thermostatically controlled.

### Energy Efficiency

There is a huge focus upon energy efficiency throughout the whole house. Full details contained within each property.

#### BER Details

BER : B1

Ber No. 100951839

Energy Performance Indicator :

83.98 kWh/m2/yr

