







**Plot 3 - 38 Sutton Gardens**  
St. Helens, WA9 5HJ

**Asking Price £244,995**

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# Plot 3 - 38 Sutton Gardens, St. Helens, WA9 5HJ

Sutton Gardens - A-Rated Energy Efficient Homes

Together with Childwall Homes Ltd, Stapleton Derby would like to welcome to the market Sutton Gardens, an exclusive development featuring 12 new build properties that perfectly blend luxury, sustainability, and modern living. Located in a prime area, Sutton Gardens offers a unique opportunity to own an energy-efficient home with stylish design and practical features.

The development includes 3-bedroom semi-detached homes and 4-bedroom detached homes, each thoughtfully designed for modern living. Every Sutton Gardens home comes with a fully fitted kitchen and utility room, equipped with high-quality integrated appliances such as an integrated fridge freezer, a large unit with built-in oven and separate grill, a hob and extractor fan, and an integrated dishwasher.

All homes in Sutton Gardens boast an A-Rating for energy efficiency, ensuring lower energy bills and a reduced carbon footprint. Each property is fitted with Solar PV (Photovoltaic) panels, which provide significant savings on electricity costs and the potential to earn money through the Export Payment Scheme by exporting excess electricity back to the grid. Homeowners can expect to save on energy bills and earn additional income through this scheme.

## Why Choose Sutton Gardens?

Sutton Gardens is located in a prime area with easy access to local amenities, schools, and transport links. The homes are built to a high standard of construction and finish, offering long-term financial benefits from energy savings and income from solar PV. These environmentally friendly homes contribute to a sustainable future.

Don't miss the chance to be part of this exceptional development. Contact our sales team today to learn more and arrange a viewing of Sutton Gardens, where your dream home awaits!



## Floor Plan



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.