



45 Nebbiolo Drive  
Youngsville, NC 27596

**BARTLETT MANOR - CLAYTON**

CONTACT OUR NEW HOME SPECIALISTS

**MAGGIE & JESSICA**

Call Us @ 910-405-8311

info@cavinessandcates.com



2,560 Sq Ft

2.0 Story

4 Beds

3.5 Baths

2 Car Garage

Primary Bedroom: Down

## About 45 Nebbiolo Drive

- The first-floor primary suite offers a tray ceiling, a bathroom with dual sink vanity with center drawer stack, a private water closet, a walk-in closet, a garden tub, and a separate shower.
- The spacious great room provides easy access to a covered screened-in porch and grill patio, perfect for outdoor relaxation.
- A versatile flex room with French doors off of the foyer.
- The open kitchen boasts a breakfast area, an island with a sink, a pantry, and stainless steel appliances.

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## About The Community.

Welcome to **Bartlett Manor**, Youngsville's newest community offering the perfect blend of comfort, style, and convenience. Built by your trusted local homebuilder, each home comes with an **in-house warranty** for lasting peace of mind.

Enjoy easy access to nearby amenities, from **recreational spots and grocery stores** to a variety of **shopping and dining options** along US 1 and in both Youngsville and downtown Wake Forest. Take a short drive to **downtown Franklinton** for unique restaurants, local breweries, and boutique shopping.

**Furnished Open House**

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