

PROPERTY SPECIFICATION

GROUND FLOOR

Kitchen and Utility Room

- Triple aspect with double glass doors opening onto the terrace
- Gloss alabaster coloured wall, base and central island units with 'steel grey' granite worktops by Hamiltons of Sutton Valence
- High specification integrated appliances including Neff double oven, microwave, multi-function coffee maker and dishwasher
- Black glass induction hob with ceiling extractor
- Hotpoint fridge and freezer, wine cooler
- Franke black granite sink with Franke tap providing instant boiling water.
- Bosch washing machine and tumble dryer
- Stone floor tiles with under floor heating

Living/Dining Room

- Triple aspect with double glass doors opening to garden
- Gas or electric fire inset within a floor-to-ceiling timber framed surround
- Oak flooring

Study/Family Room

- Double aspect overlooking the front and the east of the property (potential sixth bedroom)

Shower Room

- 'Classic white' wall hung sanitary ware complemented with modern chrome fittings
- Chrome heated towel rail
- Fully tiled walls and tiled floor with under floor heating

FIRST FLOOR

Master Bedroom

- Double aspect with oversized windows overlooking the garden and woodland
- Velux window to the east side
- Luxury wool carpeting

Master Ensuite Bath/Shower Room

- 'Classic white' wall hung sanitary area complemented with modern chrome fittings
- Chrome heated towel rail
- Tiled floor with under floor heating

Guest Bedroom

- Oversized windows with velux window to the front
- Luxury wool carpeting
- Ensuite cloakroom

Three Further Double Bedrooms

- Oversized windows with velux window in each
- Luxury wool carpeting

Family Bath/Shower Room

- 'Classic white' wall hung sanitary ware complemented with modern chrome fittings
- Chrome heated towel rail
- Tiled floor with under floor heating

Outside

- Garden to rear has area of lawn, paved terrace and well stocked borders
- Area of garden to front has level ramped access and external lighting#
- Gravel drive and parking spaces
- Double garage with electric doors, power and light connected
- External hot and cold water taps

Services

- Grade II approved alarm system
- BT telephone lines already installed
- Ethernet provision
- Gas fired central heating via radiators
- 10 year NHBC Warranty