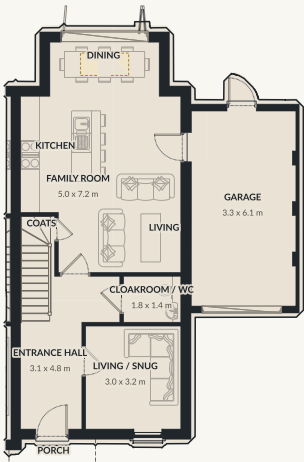


GROUND FLOOR



ROOM DIMENSIONS

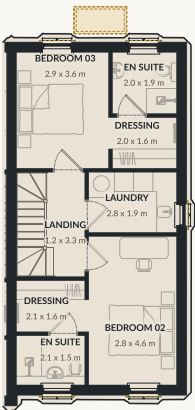
Family Room	5.0 x 7.2 m	16'5" x 23'7"
Garage	3.3 x 6.1 m	10'10" x 20'0"
Cloakroom / WC	1.8 x 1.4 m	5'11" x 4'7"
Entrance Hall	3.1 x 4.8 m	10'2" x 15'9"
Living / Snug	3.0 x 3.2 m	9'10" x 10'6"

AT A GLANCE

Tenure	Freehold
Accommodation	3 bedrooms · semi-detached
House	149.2 sq m / 1,606 sq ft
Garage	21.8 sq m / 234 sq ft
Total including garage	171.0 sq m / 1,840 sq ft



FIRST FLOOR



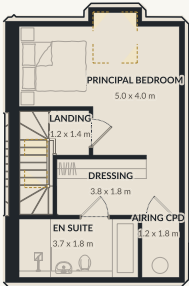
ROOM DIMENSIONS

Bedroom 03	2.9 x 3.6 m	9'6" x 11'10"
Bedroom 03 En Suite	2.0 x 1.9 m	6'7" x 6'3"
Bedroom 03 Dressing	2.0 x 1.6 m	6'7" x 5'3"
Laundry	2.8 x 1.9 m	9'2" x 6'3"
Landing	1.2 x 3.3 m	3'11" x 10'10"
Bedroom 02 Dressing	2.1 x 1.6 m	6'11" x 5'3"
Bedroom 02	2.8 x 4.6 m	9'2" x 15'1"
Bedroom 02 En Suite	2.1 x 1.5 m	6'11" x 4'11"

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles

SECOND FLOOR



ROOM DIMENSIONS

Principal Bedroom	5.0 x 4.0 m (4.4 into velux)	16'5" x 13'1"
Landing	1.2 x 1.4 m	3'11" x 4'7"
Principal Bedroom Dressing	3.8 x 1.8 m	12'6" x 5'11"
Airing Cupboard	1.2 x 1.8 m	3'11" x 5'11"
Principal Bedroom En Suite	3.7 x 1.8 m	12'2" x 5'11"

- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens

Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 149.2 sq m / 1,606 sq ft to the house and 21.8 sq m / 234 sq ft to the garage. External walls are shown solid, internal partitions are shown to the same convention and door openings are indicated with their swing. Roof lights over are outlined in gold. Furniture layouts are indicative only and must not be used for ordering, setting out or scaling. All plans on this sheet are drawn to a common scale. Rivium Homes Limited – Quintessence of Living – sales@rivium.co.uk