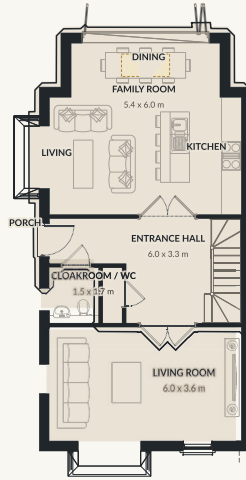


GROUND FLOOR



ROOM DIMENSIONS

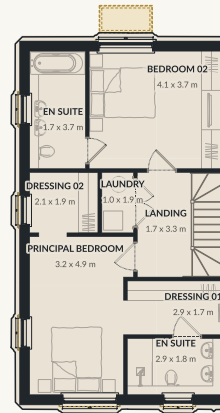
Family Room	5.4 x 6.0 m (6.8m into bay)	17'9" x 19'8"
Entrance Hall	6.0 x 3.3 m	19'8" x 10'10"
Cloakroom / WC	1.5 x 1.7 m	4'11" x 5'7"
Living Room	6.0 x 3.6 m (4.3m into bay)	19'8" x 11'10"

AT A GLANCE

Tenure	Freehold
Accommodation	4 bedrooms • semi-detached
House	184.6 sq m / 1,987 sq ft
Garage	21.4 sq m / 230 sq ft
Total including garage	206.0 sq m / 2,217 sq ft



FIRST FLOOR



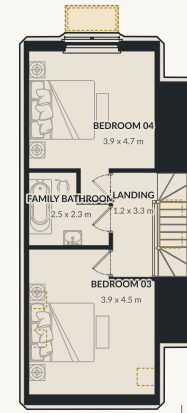
ROOM DIMENSIONS

Bedroom 02	4.1 x 3.7 m	13'5" x 12'2"
Bedroom 02 En Suite	1.7 x 3.7 m	5'7" x 12'2"
Laundry Cupboard	1.0 x 1.9 m	3'3" x 6'3"
Principal Bedroom Dressing 02	2.1 x 1.9 m	6'11" x 6'3"
Landing	1.7 x 3.3 m	5'7" x 10'10"
Principal Bedroom	3.2 x 4.9 m	10'6" x 16'1"
Principal Bedroom Dressing 01	2.9 x 1.7 m	9'6" x 5'7"
Principal Bedroom En Suite	2.9 x 1.8 m	9'6" x 5'11"

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

Bedroom 04	3.9 x 4.7 m	12'10" x 15'5"
Landing	1.2 x 3.3 m	3'11" x 10'10"
Family Bathroom	2.5 x 2.3 m	8'2" x 7'7"
Bedroom 03	3.9 x 4.5 m	12'10" x 14'9"

- 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