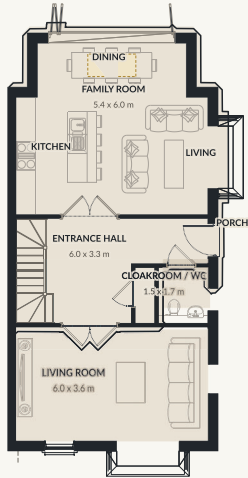
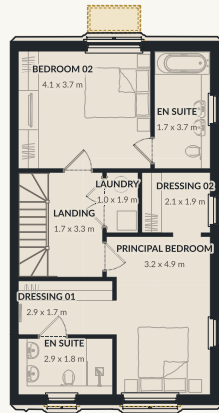


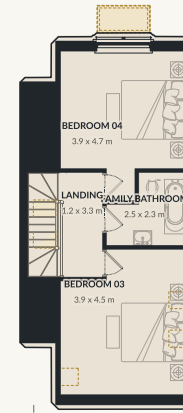
GROUND FLOOR



FIRST FLOOR



SECOND 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"

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"

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"

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

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
- 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



Plot 06 is handed – a mirror image of Plot 04. Room dimensions are maximum internal dimensions taken from the approved layout for Fern Park Drive (drawing set AB). Gross internal area 184.6 sq m / 1,987 sq ft to the house and 21.4 sq m / 230 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