



# THE MELROSE

## 4 BEDROOM DETACHED HOUSE

A spacious four-bedroom family home featuring a large well-equipped kitchen / diner with integrated appliances, perfect for cooking and gathering as a family.

The utility room adds convenient space for laundry. The dining area benefits from French doors leading onto the rear garden with patio area provided for outdoor living. The elegant lounge is complimented by a gas fire and surround.

Upstairs offers four well-proportioned bedrooms, three of which are double. The master bedroom features a luxury en-suite shower room.

The three other bedrooms share the stylish family bathroom with separate bath and shower cubicle and Porcelanosa tiling.

The Melrose benefits from an integral garage, private block paved driveway and turfed front garden. The rear garden offers a patio area for outdoor living.

### HOMES OF QUALITY & STYLE

#### *Get in touch*

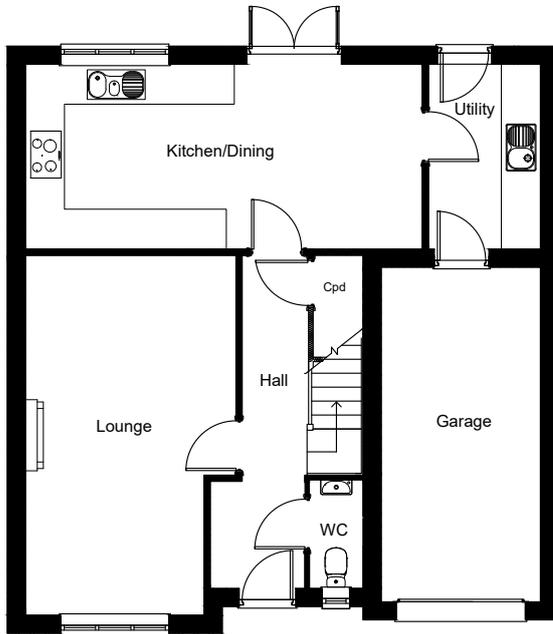
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#### *Features include:*

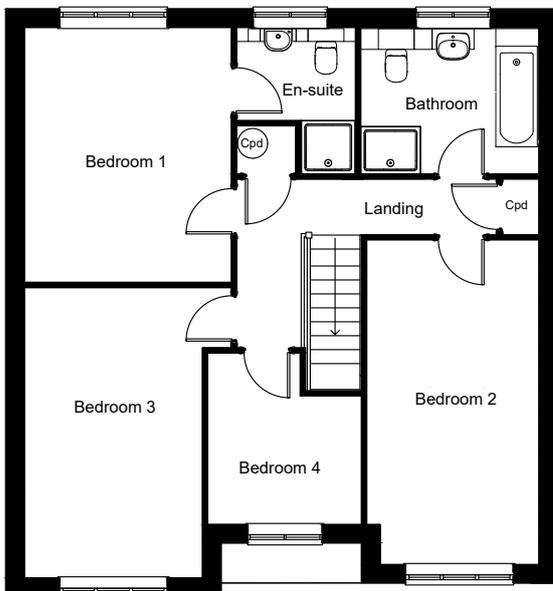
- Designer Kitchen with fully integrated Appliances including Induction Hob, Microwave, Double Oven, Dishwasher and Fridge Freezer
- Porcelanosa Ceramic Tiling to Bathroom and En-suite Walls
- Luxury Fitted Bathroom Furniture
- Grade A Condensing Boiler
- Integral Garage with Block Paved Driveway
- Gas Fire & Fire Surround
- Alarm & Security Lighting
- PVCu Windows and Doors to Secure by Design Standard



## GROUND FLOOR



## FIRST FLOOR



HOMES OF QUALITY & STYLE

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4 Bedroom Detached | Garage  
 Lounge | Kitchen/Dining | Utility  
 Entrance Hall | Bathroom | Master En-suite

### Ground Floor

Lounge	19'9" x 11'5"	6.02m x 3.47m
Kitchen/ Dining	21'7" x 10'1"	6.59m x 3.07m
Utility	10'1" x 6'0"	3.07m x 1.83m

### First Floor

Bedroom 1	14'1" x 11'4"	4.29m x 3.45m
En-suite	8'1" x 6'7"	2.46m x 2.00m
Bedroom 2	17'11" x 9'5"	5.46m x 2.87m
Bedroom 3	16'0" x 9'9"	4.88m x 2.97m
Bedroom 4	9'5" x 8'6"	2.88m x 2.58m
Bathroom	9'9" x 8'1"	2.97m x 2.46m

*Illustrations and plans are indicative and for guidance only. Architectural details, materials and colours will change from plot to plot. Design changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.*

