



# THE WHITBY

## 3 BEDROOM SEMI-DETACHED HOUSE

A superb three-bedroom home ideal for first time buyers and growing families.

The ground floor benefits from an open plan kitchen /diner with French doors leading out to the rear garden with patio for outdoor living. The bright and spacious lounge includes an electric fire as a focal point. There is a downstairs cloakroom for added convenience.

The first floor offers three generous sized bedrooms. The modern family bathroom includes a bath with shower over, shower screen, heated towel rail and fully tiled walls.

The Whitby offers a single garage with power and lighting, block paved driveway and turf to the front garden.

HOMES OF QUALITY & STYLE

*Get in touch*

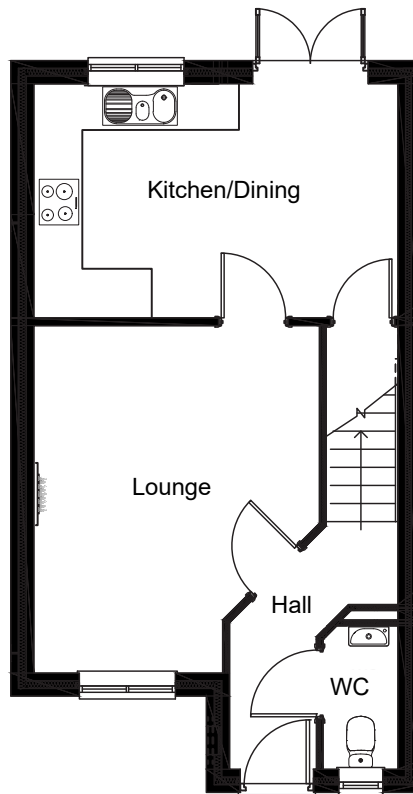
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### *Features include:*

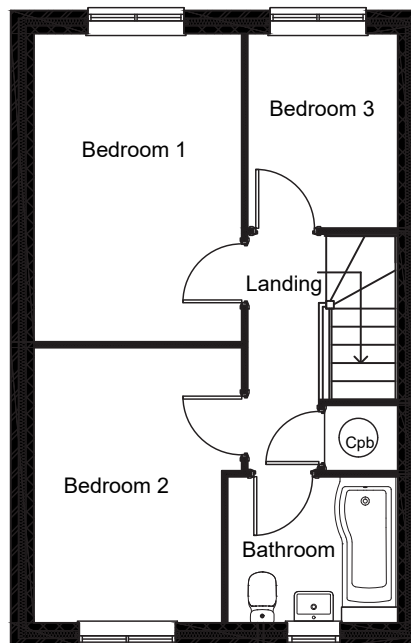
- Designer Kitchen with fully integrated Appliances including Induction Hob, Electric Oven, Dishwasher and Fridge Freezer
- Open Plan Kitchen / Diner with French Doors to Rear Garden
- Cloakroom and Bathroom Vanity Units
- Porcelanosa Ceramic Tiling to Bathroom Walls, Kitchen Floor and Cloakroom Floor
- Electric Fire
- Grade A Condensing Boiler
- Garage with Block Paved Driveway
- Flooring Package
- Alarm & Security Lighting
- PVCu Windows and Doors to Secure by Design Standard



## GROUND FLOOR



## FIRST FLOOR



HOMES OF QUALITY & STYLE

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# THE WHITBY

3 Bedroom Semi-Detached | Garage  
Lounge | Kitchen/Dining  
Entrance Hall | Cloakroom | Bathroom

### Ground Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Lounge             | 14'8" x 12'1" | 4.46m x 3.68m |
| Kitchen/<br>Dining | 15'4" x 9'10" | 4.68m x 2.99m |

### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 13'0" x 8'9"  | 3.98m x 2.68m |
| Bedroom 2 | 11'8" x 7'11" | 3.55m x 2.42m |
| Bedroom 3 | 8'2" x 6'4"   | 2.50m x 1.93m |
| Bathroom  | 7'2" x 6'2"   | 2.19m x 1.88m |

*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.*

