



The Coleburn

5 Bedroom Home

DESCRIPTION

The Coleburn house type is an impressive 5 bedroom home, ideally suited for modern family living. The stunning vaulted entrance hall leads into a vast open plan kitchen, dining area and family room with the signature Snowdrop glazed gable and vaulted ceiling design at the rear of the property. There is also a large formal dual aspect lounge, with French doors leading on to an expansive patio area at the rear of the property.

This home also comes with the possibility of adding a sun room extension off the lounge to create the perfect space for relaxing in the summer months. The generous sized master bedroom also features a vaulted ceiling as well as a large dressing room and en-suite. There are three other large bedrooms on the first floor, one of which is en-suite. The fifth bedroom is located on the ground floor and is ideal for use as a guest bedroom or home office. An accessible shower room is also situated off the entrance hall. Beyond the kitchen/dining area is a handy utility room, with access into the garden and leading to the large detached double garage.

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Ground Floor Plan

Indicative Room Dimensions

Lounge	4.73m x 5.96m
Kitchen / Dining	5.46m x 8.51m
Family Room	4.04m x 5.46m
Bedroom 1	3.41m x 3.42m
Accessible Shower Room	2.28m x 2.41m
Utility Room	2.28m x 2.98m
Entrance Porch	2.60m x 1.93m
Optional Sun Lounge	4.19m x 4.28m

Ground Floor



First Floor Plan

Indicative Room Dimensions

Bathroom	2.18m x 4.45m
Bedroom 2	3.20m x 4.19m
Bedroom 3	4.16m x 3.52m
Bedroom 3 En-Suite	1.91m x 2.34m
Bedroom 4	2.87m x 3.41m
Master Bedroom	3.67m x 4.73m
Master En-Suite	2.18m x 3.05m
Master Dressing Room	3.38m x 4.73m

First Floor



THE COLEBURN - KITCHEN WITH FAMILY ROOM



THE COLEBURN - BATHROOM



THE COLEBURN - REAR EXTERIOR

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