

GRIMSARGH



Three bedroom detached family home with integral garage

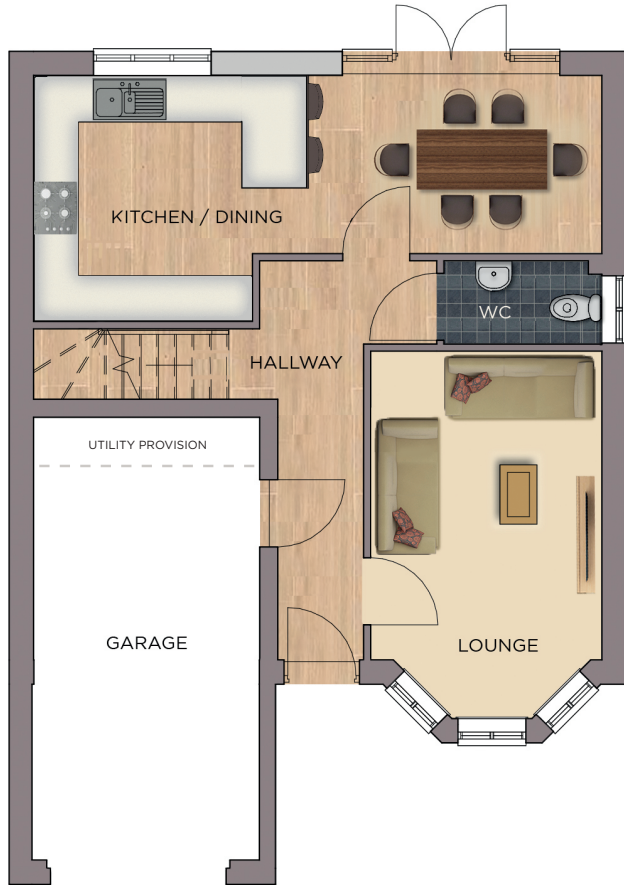
This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated BOSCH appliances
- French doors to rear aspect
- Master bedroom with ensuite and two further double bedrooms
- Large family bathroom
- Lounge with feature bay window to front
- Entrance hall with WC
- Worcester Bosch central heating with Hive control system
- Generous turfed and fenced private garden
- Integral garage and block paved driveway
- Photovoltaic (PV) system
- Quality fixtures & fittings throughout

Executive Collection

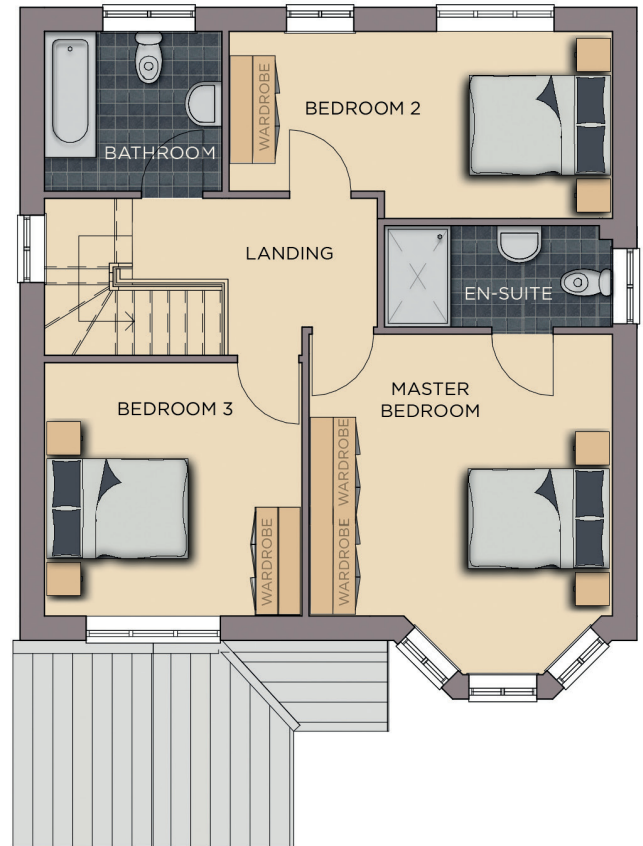
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GROUND FLOOR

Hall 5.4m x 2.4m (Max) 17' 8 x 7' 10 (Max)	Kitchen / Dining / Family 7.7m x 3.4m (Max) 25' 3 x 11' 1 (Max)	Garage 6.1m x 3.1m (Max) 20' 0 x 10' 2 (Max)
WC 1.2m x 2.2m 3' 11 x 7' 2	Lounge 3.2m x 5.0m (Max) 10' 5 x 16' 4 (Max)	



FIRST FLOOR

Master Bedroom 4.6m x 4.1m (Max) 15' 1 x 12' 5 (Max)	Bedroom 2 2.6m x 5.2m (Max) 8' 6 x 17' 0 (Max)	Family Bathroom 2.2m x 2.4m 7' 2 x 7' 10
Ensuite 1.4m x 3.1m 4' 7 x 10' 2	Bedroom 3 3.5m x 3.5m 11' 5 x 11' 5	Landing 4.5m x 2.1m (Max) 14' 9 x 6' 10

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated BOSCH single oven, hob, microwave, dish washer & fridge freezer | Steel chimney extractor hood & glass splashback | LED Kitchen unit under-lighting | Breakfast bar | French doors leading to fully fenced & turfed garden with patio | Turfing to front | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling to WC, family bathroom & ensuites | Heated towel rails | Worcester Bosch central heating with Hive control system | USB points | Four panel white internal doors | White painted staircase | White painted decor throughout | Security alarm | Smoke alarm | Fibre optic to BT Masterbox | Exterior lighting & tap | Integral garage | Multi-car block paved private driveway | Electric vehicle charging provision | Photovoltaic (PV) system | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only. Artist impressions are for illustrative purposes only.