



Patterdale

FOUR BEDROOM
DETACHED HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Patterdale

HOUSE DESCRIPTION

The Patterdale is an impressive four-bedroom detached home that offers a spacious and well-designed layout.

As you enter the ground floor, you'll find a welcoming hallway that leads to a large lounge with a stunning bay window. The German made kitchen, comes fully equipped with integrated appliances and features a breakfast bar. The open-plan family/dining area seamlessly connects to the rear garden and patio

through French doors, creating a harmonious indoor-outdoor living experience. Additional features include a separate utility room, cloakroom, and an integral garage.

Moving up to the first floor, you will find four generously proportioned bedrooms. The master bedroom offers the convenience and privacy of an en-suite shower room. Completing this floor is a luxurious family bathroom, featuring both a separate bath and shower.

FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Family/Diner (max)	9.97m x 5.63m
Lounge (max)	4.15m x 4.56m
Utility	2.01m x 2.06m
Garage	3.18m x 5.01m

FIRST FLOOR

Master Bedroom	4.15m x 3.72m
En-Suite (max)	2.10m x 2.35m
Bedroom 2 (max)	3.49m x 3.47m
Bedroom 3 (max)	4.08m x 2.81m
Bedroom 4	3.41m x 2.81m
Bathroom (max)	2.62m x 2.81m



The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.