





Property Description

This detached four-bedroom family home offers all the Eco-efficiency points associated with the Elms brook Development. Quality design and build qualities, including Triple Glazing, Double Insulation, Solar Panels, Air Flow System and Rainwater Harvesting, all go towards the energy efficiency aspects of this property.

The property has a good spacious feel throughout, as you enter the property you have access to a cloakroom before entering the central Kitchen / Diner area. The fitted kitchen has integrated Bosch appliances. The Kitchen / Diner and Living Area have doors to separate both rooms when needed or can be opened to create a large, flowing downstairs space, ideal for entertain. The living area offers space to also entertain a dining area if preferred.

Carpeted stairs lead towards the landing and access to all the bedrooms and bathroom. The master bedroom has an En-suite and overlooks the rear garden, bedrooms 2 and 3 are doubles whilst bedroom 4 is a single.

Entrance Hall

Wooden Flooring, Boiler Cupboard, Access to Cloakroom, Kitchen Diner,

Cloakroom

Wooden Flooring, WC & Basin. Frosted window to the front and side of the property

Kitchen Diner

Wooden Flooring throughout, fitted kitchen area of base and wall units with Bosch Integral appliances (Oven, Hob & Extractor, Dishwasher & Fridge Freezer) with windows looking out towards the front and to the side of the property. This area also has access to a spacious storage room with enough space for

a washing machine and dryer. Access to the Living Room and stair access for the first floor.

Living Room

Wooden Flooring throughout. Triple glazed doors to the rear garden along with window. TV points and enough space for additional Dining Area if preferred.

Landing

Carpeted, with access to all bedrooms and family bathroom. Loft Access. Cupboard for rainwater harvesting system above the stairs

Bedroom One And Ensuite

Carpet flooring. Double Bedroom with Built in Sliding door storage. Window to the rear aspect. Ensuite with Tiled Shower cubicle, WC & Basin, tiled flooring

Bedroom Two

Carpet Flooring. Double Bedroom with window aspect to the rear.

Bedroom Three

Carpet Flooring. Double Bedroom with window aspect to the front.

Bedroom Four

Carpet Flooring. Single Bedroom with window aspect to the Front

Family Bathroom

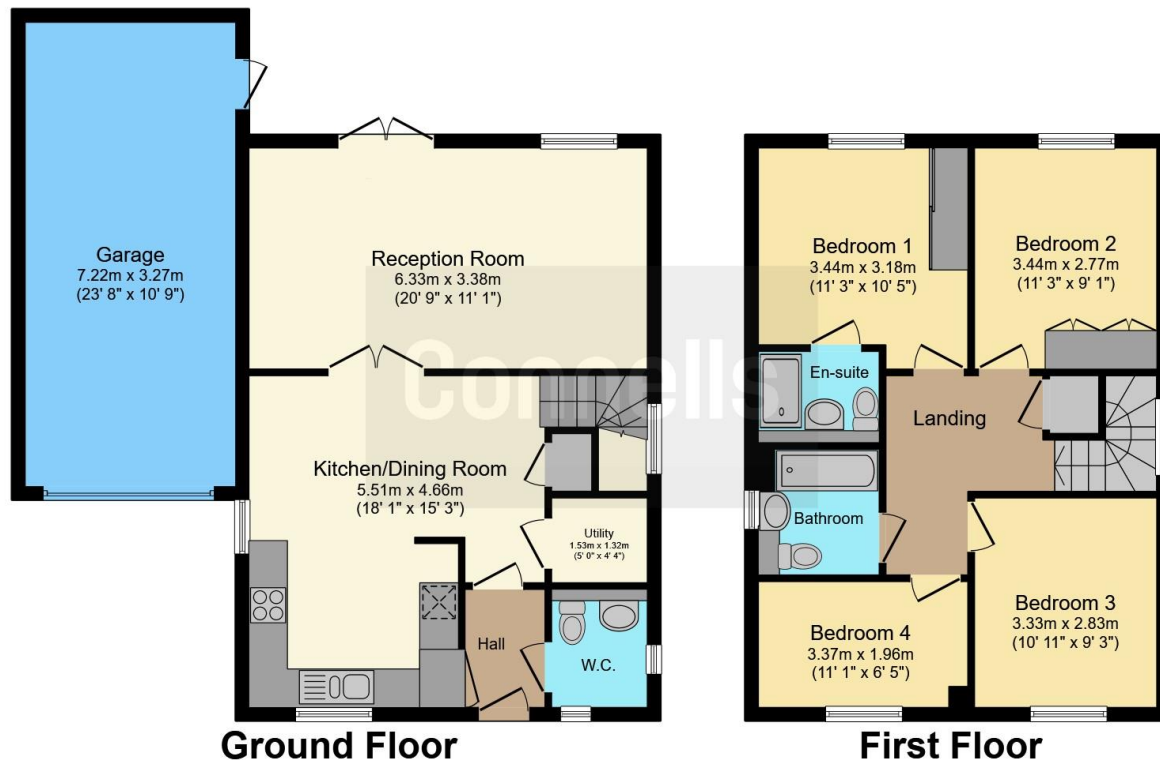
Tiled Flooring, partially tiled walls, Bath with overhead shower. WC, Basin and Towel Rail. Window aspect to the side

of the property.

Garage

Up and over front access. Side door access to the rear garden





Total floor area 132.1 m² (1,422 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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