

Sharoe Brook View, Fulwood, PR2 7EF

FROM **£320,000**



- Bi-folding Doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

## SHAROE BROOK VIEW, FULWOOD

Sharoe Brook View is a small fifty new home cul-de-sac development set in the rural area of Fulwood. Sitting within the stunning county of Lancashire, set some 3.0 miles from the centre of the historic city of Preston it is surrounded by beautiful nature parks and walking and cycling trails.

All the houses have been carefully designed with modern living yet traditional touch and the energy efficiency in mind, large family areas with Bi-fold or French doors are on all the houses leading to the rear garden giving that inside out feeling.

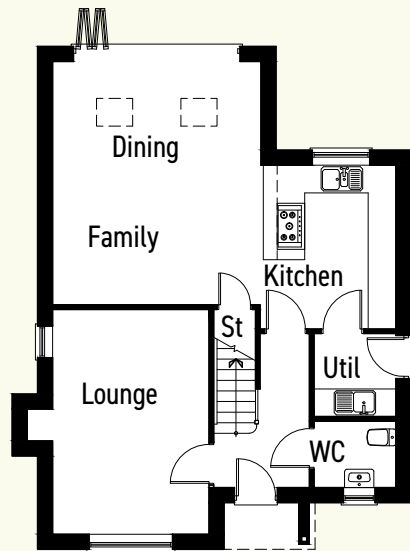
Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

## THE ASTLEY

The stunning four-bedroom house provides a fine architecture and spacious interior, which includes a large family lounge, dining room and open plan kitchen with a breakfast bar, bi-folding doors, garden access which creates a spacious environment, the ground floor also includes an easy access utility room from the kitchen, outdoor access and under stairs storage space. Upstairs the master bedroom is to the front of the property with an en-suite, bedroom two includes built in wardrobes and two other bedrooms with a family bathroom, you will love this property for many years to come.

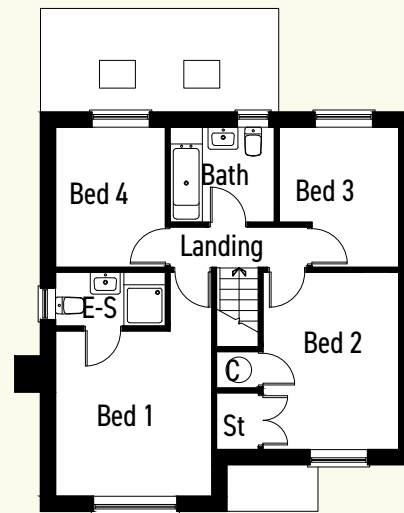


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



## GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3943 x 4875	12'11" x 16'00"
Kitchen / Dining / Family	7440 x 5277	24'05" x 17'04"
Utility	1775 x 1800	05'10" x 05'11"
WC	1775 x 1440	05'10" x 04'09"



## FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3390 x 4862	11'01" x 15'11"
En-Suite	2383 x 1175	07'10" x 03'10"
Bedroom 2	2943 x 3850	09'08" x 12'08"
Bedroom 3	2595 x 3041	08'06" x 10'00"
Bedroom 4	2383 x 3041	07'10" x 10'00"
Bathroom	2263 x 2063	07'05" x 06'09"

## SPECIFICATION

FROM **£320,000**

### LOUNGE

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

### KITCHENS

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style & colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

### BATHROOMS & EN-SUITES

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

### BEDROOMS

- USB sockets and cat 6 wiring
- Two way lighting to master bedroom
- Choice of floor finishes

### SECURITY & SAFETY

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

### EXTERNAL FEATURES

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

### GENERAL FEATURES

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

### BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

### GARAGE

- Lighting and power points
- Mains powered electric vehicle charging point

## VIEWING & FURTHER INFORMATION



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Sharoe Brook View, Fulwood, PR2 7EF

FROM **£420,000**



- Bi-folding Doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

## SHAROE BROOK VIEW, FULWOOD

Sharoe Brook View is a small fifty new home cul-de-sac development set in the rural area of Fulwood. Sitting within the stunning county of Lancashire, set some 3.0 miles from the centre of the historic city of Preston it is surrounded by beautiful nature parks and walking and cycling trails.

All the houses have been carefully designed with modern living yet traditional touch and the energy efficiency in mind, large family areas with Bi-fold or French doors are on all the houses leading to the rear garden giving that inside out feeling.

Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

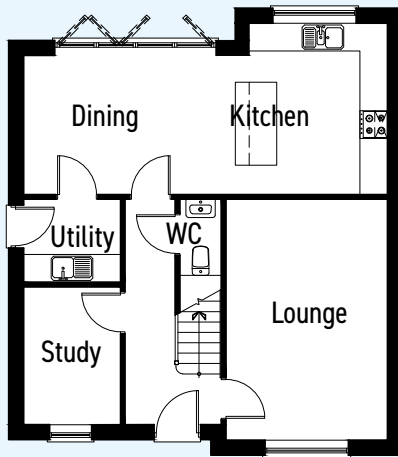
## THE BRINDLE

Provides a spacious and comfortable property, with a sizeable lounge, kitchen/ dining room with grand bi-folding doors leading to the garden and creating a light and spacious environment, utility room with outdoor access and a study complete the homely feel.

The first floor has a master bedroom with en-suite and 3 other bedrooms with a shared family bathroom. The second floor has two generously sized rooms, which can be designed to your liking.

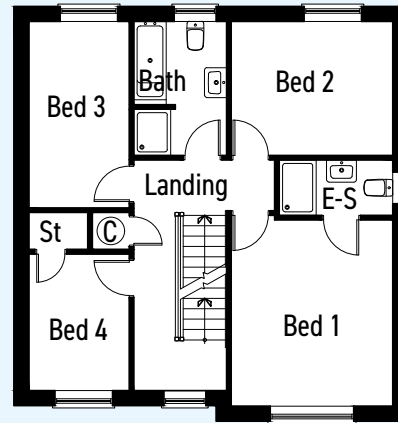


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



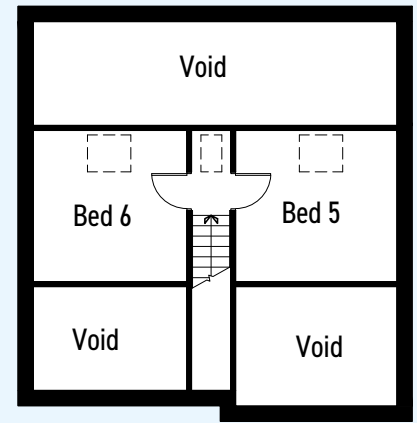
## GROUND FLOOR

	MM	Feet & Inches
Lounge	3503 x 5225	11'06" x 17'02"
Kitchen / Dining	7890 x 3712	25'11" x 12'02"
Study	2100 x 2988	06'11" x 09'10"
Utility	2100 x 1800	06'11" x 05'11"
WC	900 x 1650	02'11" x 05'05"



## FIRST FLOOR

	MM	Feet & Inches
First Floor		
Bedroom 1	3503 x 4037	11'06" x 13'03"
En-Suite	2463 x 1200	08'01" x 03'11"
Bedroom 2	3503 x 2903	11'06" x 09'06"
Bedroom 3	2176 x 4043	07'02" x 13'03"
Bedroom 4	2176 x 3860	07'02" x 12'08"
Bathroom	2011 x 2903	06'07" x 09'06"



## SECOND FLOOR

	MM	Feet & Inches
Second Floor		
Bedroom 5	3503 x 3284	11'06" x 10'09"
Bedroom 6	3332 x 3284	10'11" x 10'09"

## SPECIFICATION

FROM **£420,000**

### LOUNGE

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

### KITCHENS

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style and colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

### BATHROOMS & EN-SUITES

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

### BEDROOMS

- USB sockets and cat 6 wiring
- Two way lighting to master bedroom
- Choice of floor finishes

### SECURITY & SAFETY

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

### EXTERNAL FEATURES

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

### GENERAL FEATURES

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

### BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

### GARAGE

- Lighting and power points
- Mains powered electric vehicle charging point

## VIEWING & FURTHER INFORMATION



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Sharoe Brook View, Fulwood, PR2 7EF

FROM **£410,000**



- Bi-folding Doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

## SHAROE BROOK VIEW, FULWOOD

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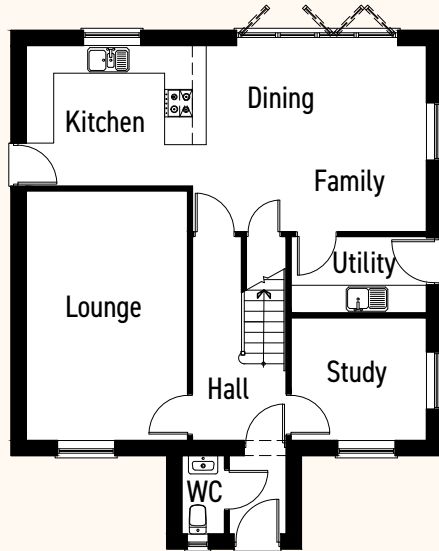
Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

## THE CROSTON

This warm and welcoming home has a high-quality specification, the ground floor has a open and airy space with an inviting lounge, open plan kitchen/dining room including a breakfast bar, bi-folding doors which leads to the garden, a separate utility which has outdoor access and a study room at the front of the property which allows you to combine work life with family or home. All four bedrooms are generously sized with two of the bedrooms having luxury en-suite.

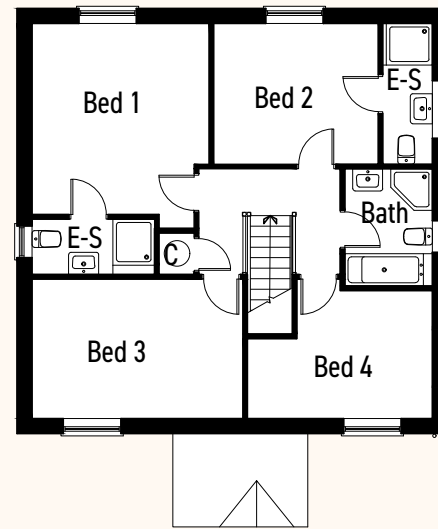


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



## GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3502 x 5415	11'06" x 17'09"
Kitchen / Breakfast / Family	8677 x 4040	28'06" x 13'03"
Utility	2937 x 1659	09'08" x 05'05"
Study	2937 x 2666	09'08" x 08'09"
WC	925 x 1700	03'00" x 05'07"



## FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3837 x 4140	12'07" x 13'07"
En-Suite	2652 x 1200	08'08" x 03'11"
Bedroom 2	3565 x 3050	11'08" x 10'00"
En-Suite	1075 x 3050	03'06" x 10'00"
Bedroom 3	4570 x 3025	15'00" x 09'11"
Bedroom 4	4007 x 2775	13'02" x 09'01"
Bathroom	1897 x 2540	06'03" x 08'04"

## SPECIFICATION

FROM **£410,000**

### LOUNGE

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

### KITCHENS

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style and colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

### BATHROOMS & EN-SUITES

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

### BEDROOMS

- USB sockets and cat 6 wiring
- Two way lighting to master bedroom
- Choice of floor finishes

### SECURITY & SAFETY

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

### EXTERNAL FEATURES

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

### GENERAL FEATURES

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

### BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

### GARAGE

- Lighting and power points
- Mains powered electric vehicle charging point

## VIEWING & FURTHER INFORMATION



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Sharoe Brook View, Fulwood, PR2 7EF

FROM **£375,000**



- Bi-folding Doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

## SHAROE BROOK VIEW, FULWOOD

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Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

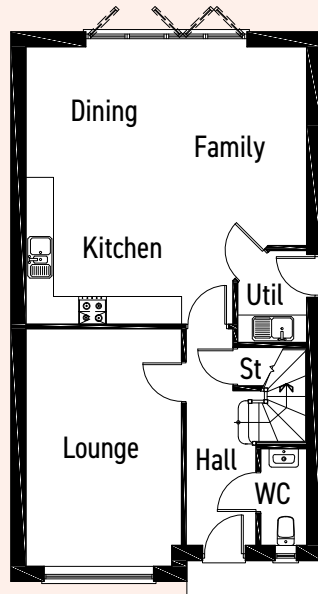
## THE HOUGHTON PLUS

The living room overlooks the front of the property with a spacious open plan kitchen/diner set at the rear, with bi-folding doors which allows you to gain access to the garden.

Head upstairs to the four-bedroom property with the master bedroom having its own en-suite, and a family sharing bathroom, making a perfect home for a modern family life.



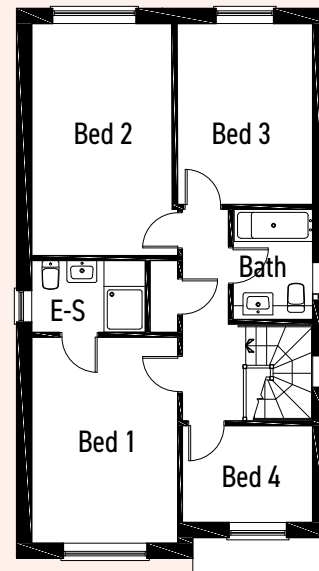
**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



### GROUND FLOOR

Ground Floor	MM
Lounge	3374 x 5150
Kitchen / Dining / Family	6090 x 6015
Utility	1500 x 2000
WC	1000 x 2100

Feet & Inches
11'01" x 16'11"
20'00" x 19'09"
04'11" x 06'07"
03'03" x 06'11"



### FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3165 x 4467	10'05" x 14'08"
En-Suite	2465 x 1564	08'01" x 05'02"
Bedroom 2	3165 x 5034	10'05" x 16'06"
Bedroom 3	2927 x 3925	10'11" x 12'11"
Bedroom 4	2825 x 2100	09'03" x 06'11"
Bathroom	1725 x 2390	05'08" x 07'10"

## SPECIFICATION

FROM **£375,000**

### LOUNGE

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

### KITCHENS

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style and colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

### BATHROOMS & EN-SUITES

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

### BEDROOMS

- USB sockets and cat 6 wiring
- Two way lighting to master bedroom
- Choice of floor finishes

### SECURITY & SAFETY

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

### EXTERNAL FEATURES

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

### GENERAL FEATURES

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

### BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

### GARAGE

- Lighting and power points
- Mains powered electric vehicle charging point

### VIEWING & FURTHER INFORMATION



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Sharoe Brook View, Fulwood, PR2 7EF

FROM **£340,000**



- Two sets of French doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

## SHAROE BROOK VIEW, FULWOOD

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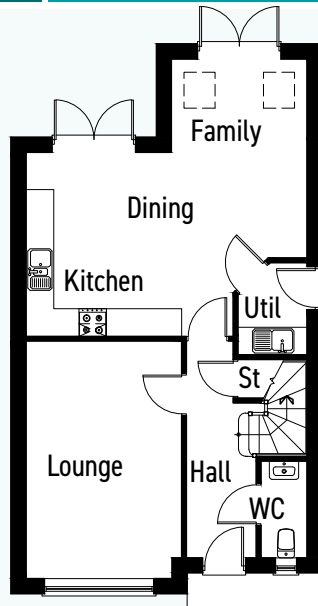
## THE HOUGHTON

A warm welcoming home environment for you and your family, with a very spacious ground floor which includes a sizeable Lounge, open plan kitchen/dining and family room with garden access through the French doors, with Velux window which allows light to flood through this beautiful home.

Upstairs you will find a master bedroom with en-suite and 3 other bedrooms with a shared family bathroom which helps to complete the homely property.

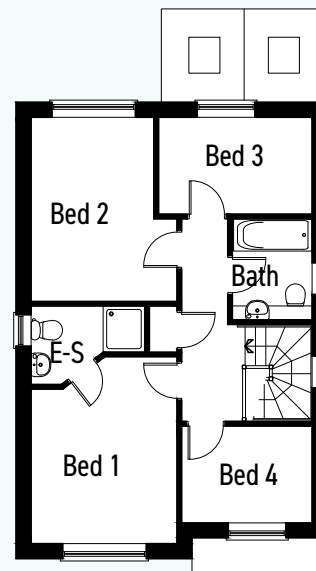


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



### GROUND FLOOR

Ground Floor	MM	Feet & Inches
Lounge	3374 x 5150	11'01" x 16'11"
Kitchen / Dining / Family	6090 x 6015	20'00" x 19'09"
Utility	1500 x 2000	04'11" x 06'07"
WC	1000 x 2100	03'03" x 06'11"



### FIRST FLOOR

First Floor	MM	Feet & Inches
Bedroom 1	3165 x 4050	10'05" x 13'03"
En-Suite	2465 x 1700	08'01" x 05'07"
Bedroom 2	3165 x 3990	10'05" x 13'01"
Bedroom 3	3325 x 2100	10'11" x 06'11"
Bedroom 4	2825 x 2100	09'03" x 06'11"
Bathroom	1725 x 2190	05'08" x 07'02"

## SPECIFICATION

FROM **£340,000**

### LOUNGE

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

### KITCHENS

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style and colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood.
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Two sets of French doors

### BATHROOMS & EN-SUITES

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

### BEDROOMS

- USB sockets and at 6 wiring
- Two-way lighting to master bedroom
- Choice of floor finishes

### SECURITY & SAFETY

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

### EXTERNAL FEATURES

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

### GENERAL FEATURES

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

### BESPOKE DESIGN

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

### GARAGE

- Lighting and power points
- Mains powered electric vehicle charging point

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Sharoe Brook View, Fulwood, PR2 7EF

FROM **£365,000**



- Bi-folding Doors to the rear of the property
- Under floor heating to the ground floor
- Air source heating
- Bespoke kitchen with granite worktops and built in appliances including dishwasher, fridge freezer, oven and hot tap

## SHAROE BROOK VIEW, FULWOOD

Sharoe Brook View is a small fifty new home cul-de-sac development set in the rural area of Fulwood. Sitting within the stunning county of Lancashire, set some 3.0 miles from the centre of the historic city of Preston it is surrounded by beautiful nature parks and walking and cycling trails.

All the houses have been carefully designed with modern living yet traditional touch and the energy efficiency in mind, large family areas with Bi-fold or French doors are on all the houses leading to the rear garden giving that inside out feeling.

Every house has underfloor heating on the ground floor with air source heating as standard making these energy efficient new homes.

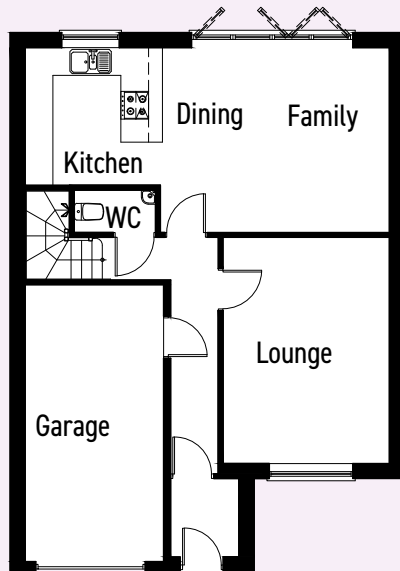
## THE WITHNELL

Provides a traditional homely exterior with an internal garage, the ground floor provides a spacious hallway leading to the lounge, open plan kitchen/dining room with outdoor access to the back garden through the Bi-folding doors this provides a open and airy space, attached is a utility room with outdoor access and a downstairs WC.

Upstairs, a master bedroom with En-suite is complimented by three other stunning bedrooms with shared bathroom that suits the whole family.

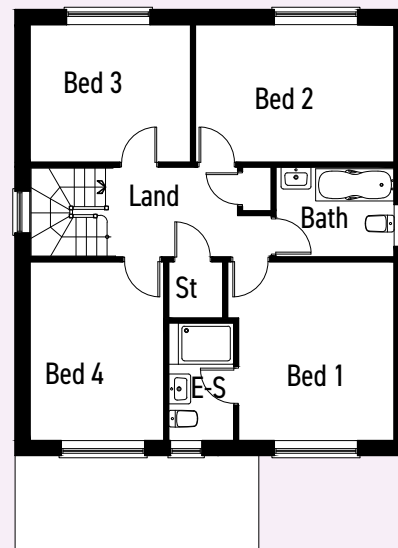


**FELLOWS HOMES**  
MORE THAN JUST BRICKS AND MORTAR



**GROUND FLOOR**

Ground Floor	MM	Feet & Inches
Lounge	3606 x 4906	11'10" x 16'01"
Kitchen / Dining / Family	7890 x 4009	25'11" x 13'02"
Garage	3000 x 6000	09'10" x 19'08"
WC	1769 x 923	05'10" x 03'00"



**SECOND FLOOR**

First Floor	MM	Feet & Inches
Bedroom 1	3374 x 3875	11'01" x 12'09"
En-Suite	1415 x 2551	04'08" x 08'04"
Bedroom 2	4309 x 2982	14'02" x 09'09"
Bedroom 3	3481 x 2986	11'05" x 09'10"
Bedroom 4	2901 x 3875	09'06" x 12'09"
Bathroom	2564 x 1954	08'05" x 06'05"

**SPECIFICATION**

FROM **£365,000**

**LOUNGE**

- Pre-wired television and telephone point with cat 6 wiring
- Choice of brushed steel or chrome electrical sockets
- Choice of floor finishes

**KITCHENS**

- Integrated fridge/freezer and dishwasher
- Oven, Microwave & induction hob
- Kitchen with a choice of kitchen door style and colours
- Hot Tap
- Choice of granite work tops
- Contemporary extractor hood.
- Choice of ceramic wall & floor tiles/finishes.
- Feature lighting to underside of wall units
- Chrome LED downlights
- Bi-folding doors

**BATHROOMS & EN-SUITES**

- Contemporary white 3 piece with vanity unit to sink with illuminated mirror
- Dual shower head
- Thermostatic shower in enclosure/over bath with glazed screen
- Chrome heated towel rails
- Full height tiling to shower enclosure & half height elsewhere
- Choice of ceramic tiles to wall & floor
- Chrome LED down lights

**BEDROOMS**

- USB sockets and cat 6 wiring
- Two way lighting to master bedroom
- Choice of floor finishes

**SECURITY & SAFETY**

- Fully installed intruder alarm
- Mains powered smoke & heat detectors
- Multi-locking systems to all external doors
- PIR activated security lights to rear
- Security light to entrance

**EXTERNAL FEATURES**

- Front & rear garden turfed
- Close boarded fence to rear garden
- Generous flagged patio area
- External electric socket to rear garden
- External water bib tap

**GENERAL FEATURES**

- Underfloor heating to ground floor
- uPVC double glazed windows
- Powder coated bifold doors
- Contemporary composite entrance door
- 10 year NHBC warranty
- Polished oak doors to all rooms
- Polished oak handrails to stairs

**BESPOKE DESIGN**

- Choice of kitchen & work tops
- Choice of wall & floor tiles
- Choice of carpets/floor finishes
- Choice of internal oak doors
- Choice of internal skirting & architraves
- Choice of wall colours
- Choice of electrical sockets & switches

**GARAGE**

- Lighting and power points
- Mains powered electric vehicle charging point

**VIEWING & FURTHER INFORMATION**



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