

# BROUGHTON



## **Four bedroom detached family home with integral garage**

### *This home features...*

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen / diner with bi-fold doors, utility and WC

Four generous double bedrooms, two with ensembles

Large family bathroom with separate shower

Spacious family lounge

Entrance hall with under-stairs store

Generous turfed and fenced gardens

Integral single garage and block paved private driveway

Quality fixtures & fittings throughout

Prestige Collection

# BROUGHTON

Four bedroom detached family home with integral garage



## GROUND FLOOR

**Kitchen / Dining / Family**  
6.9m x 4.7m (Max)  
22' 7" x 15' 5" (Max)

**Utility**  
2.6m x 1.9m  
8' 6" x 6' 2"

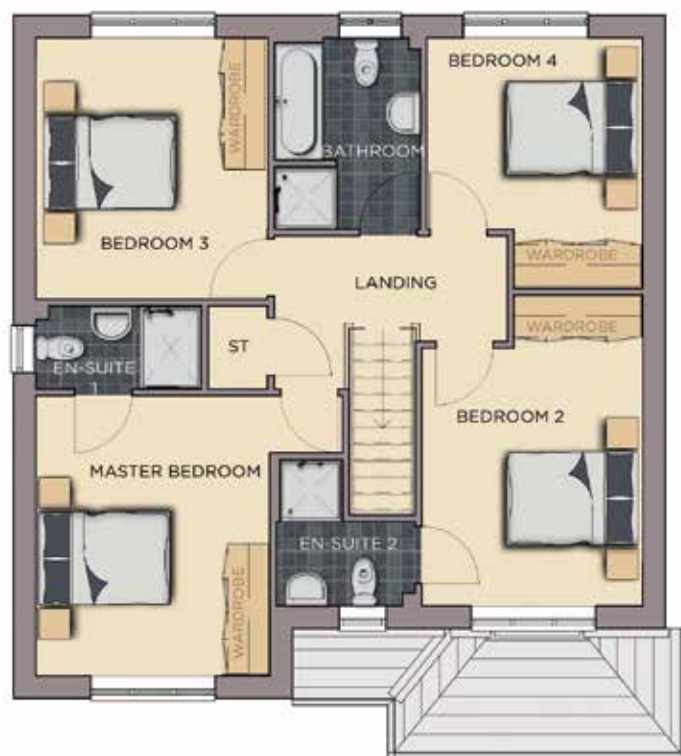
**WC**  
1.9m x 1.0m  
6' 2" x 3' 3"

**Hall**  
4.5m x 2m  
14' 9" x 6' 6"

**Store 1**  
1.2m x 0.9m  
3' 11" x 2' 11"

**Lounge**  
4.5m x 3.4m  
14' 9" x 11' 1"

**Garage**  
3.1m x 6.1m  
10' 2" x 20' 0"



## FIRST FLOOR

**Family Bathroom**  
2.8m x 2.1m  
9' 2" x 6' 10"

**Master Bedroom**  
3.4m x 4.1m (Max)  
11' 1" x 13' 5" (Max)

**Ensuite 1**  
2.4m x 1.2m  
7' 10" x 3' 11"

**Bedroom 2**  
4.5m x 3.2m  
14' 9" x 10' 5"

**Ensuite 2**  
2.2m x 1.8m (Max)  
7' 2" x 5' 10" (Max)

**Bedroom 3**  
3.8m x 3.4m  
12' 5" x 11' 1"

**Bedroom 4**  
3.7m x 3.2m (Max)  
12' 1" x 10' 5" (Max)

**Landing**  
3.4m x 2.3m (Max)  
11' 1" x 7' 6" (Max)

**Store 2**  
1.2m x 0.9m  
3' 11" x 2' 11"

## Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | 5 burner induction hob with extractor
- Bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe fittings | Porcelanosa tiling
- Heated towel rails | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors
- White painted staircase with Oak handrails & newel caps | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes
- Front landscaping and turfing | Exterior lighting | Integral single garage | Block paved private driveway
- Electric vehicle charging provision | 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.

Non-dual aspect plots shown

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