

# GRIMSARGH



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

### *This home features...*

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF 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

Generous turfed and fenced gardens

Integral garage and block paved driveway

Quality fixtures & fittings throughout

Prestige Collection

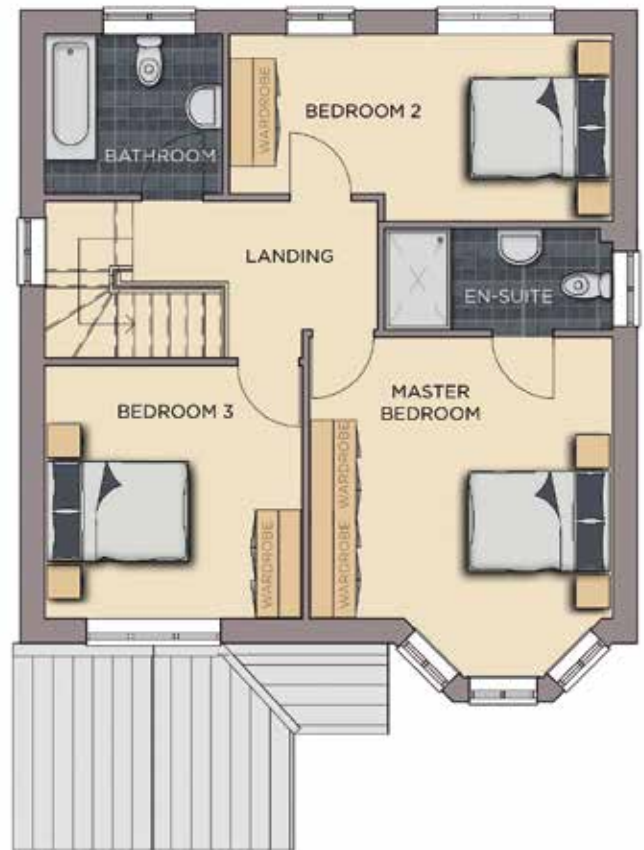
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## GROUND FLOOR

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



## FIRST FLOOR

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

## Benefits include...

- Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF cooker, dish washer and fridge freezer | 4 burner induction hob with extractor
- | French doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware 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 with worktop and utility service provision | 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.