

# NEWSHAM



## **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/dining/entertainment area with skylights, bi-fold doors, utility and WC
- Four generous double bedrooms, two with ensembles
- Large family bathroom with separate shower
- Substantial lounge with bay window aspect
- Entrance hall with double doors to kitchen
- Generous turfed and fenced gardens
- Integral single garage and extensive block paved driveway
- Quality fixtures & fittings throughout

Prestige Collection

# NEWSHAM

Four bedroom detached home with integral garage



GROUND FLOOR

<b>Kitchen / Dining / Family</b> 6.8m x 6.8m (Max) 22' 3" x 22' 3" (Max)	<b>Lounge</b> 6.0m x 3.5m (Max) 19' 8" x 11' 6" (Max)	<b>WC</b> 2.0m x 0.9m 6' 6" x 2' 11"
<b>Utility</b> 2.0m x 2.8m 6' 6" x 9' 2"	<b>Garage</b> 3.0m x 6.0m (Max) 9' 10" x 19' 8" (Max)	<b>Hall</b> 2.1m x 4.4m 6' 10" x 14' 5"



FIRST FLOOR

<b>Master Bedroom</b> 3.6m x 4.2m (Max) 11' 9" x 13' 9" (Max)	<b>Bedroom 2</b> 3.2m x 3.7m (Max) 10' 5" x 12' 1" (Max)	<b>Family Bathroom</b> 2.6m x 2.0m 8' 7" x 6' 7"
<b>Dressing</b> 1.9m x 2.4m 6' 2" x 7' 10"	<b>Ensuite 2</b> 1.7m x 1.7m 5' 6" x 5' 6"	<b>Landing</b> 6.2m x 2.6m 20' 4" x 8' 6"
<b>Ensuite 1</b> 1.5m x 2.4m 4' 11" x 7' 10"	<b>Bedroom 3</b> 3.6m x 3.2m 11' 9" x 10' 5"	<b>Store</b> 1.4m x 1.4m 4' 7" x 4' 7"
	<b>Bedroom 4</b> 3.4m x 2.6m (Max) 11' 1" x 8' 6" (Max)	

## Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF cooker, dishwasher & fridge freezer & Essentials wine cooler | 5 burner induction hob with extractor | Skylights & bifold 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 | 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.*

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