# The Sherford

## 4-bedroom detached home

The Sherford is a beautiful 4-bedroom home with plenty of living space across 3 floors. The whole family can relax together in the spacious lounge or the contemporary open plan kitchen and dining area, which has a wonderful view through French doors onto the garden.

Upstairs on the first floor you'll find three bedrooms sharing a modern family bathroom, any of which could easily be turned into the perfect home office space. On the second floor is where you'll find the principle bedroom, which benefits from its own en-suite shower room and walk-in wardrobe. Complementary features like a separate utility room, downstairs toilet and built-in wardrobes, mean you'll have everything you need to enjoy life in your new home.

# Features

- *Open-plan kitchen and dining area with French doors opening onto turfed garden*
- *Spacious separate lounge*
- *Family bathroom with shower and bathtub on the first floor*
- *Principle bedroom en-suite shower room on the second floor*
- *Utility room and toilet on the ground floor*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes*
- *Driveway with two parking spaces*
- *HIVE smart home system*

# Room Dimensions

## Ground Floor

| KITCHEN / DINER | Arrow A 2918 mm | 9'6" |
| | Arrow B 5984 mm | 19'7" |
| | Arrow C 4554 mm | 14'11" |
| | Arrow D 2575 mm | 8'5" |
| | Arrow E 6138 mm | 20'1" |
| | Arrow F 4690 mm | 15'4" |
| UTILITY | 1415 x 2022 mm | 4'7" x 6'7" |
| LOUNGE | 3317 x 4801 mm | 10'10" x 15' 9" |
| CLOAKROOM | 900 x 2017 mm | 2'11" x 6'7" |

## First Floor

| BATHROOM | 2092 x 3024 mm | 6'10" x 9'11" |
| BEDROOM 2 | 2761 x 3035 mm | 9'0" x 9'11 |
| WARDROBE | 550 x 2011 mm | 1'9" x 6'7" |
| BEDROOM 3 | Arrow A 2539 mm | 8'3" |
| | Arrow B 3182 mm | 10'5" |
| | Arrow C 997 mm | 3'3" |
| | Arrow D 2678 mm | 8'9" |
| | Arrow E 3971 mm | 13'0" |
| | Arrow F 3339 mm | 10'11" |
| WARDROBE | 550 x 1200 mm | 1'9" x 3'11" |
| BEDROOM 4 | 2709 x 3971 mm | 8'10" x 13'0" |
| WARDROBE | 1589 x 625 mm | 5'2" x 2'0" |

## Second Floor

| BEDROOM 1 | 5984 x 4777 mm | 19'7" x 15'8" |
| WARDROBE | 3013 x 2004 mm | 9'10" x 6'6" |
| EN-SUITE | 2878 x 2654 mm | 9'5" x 8'8" |
| | 2245(min) | 7'4" |

Ground Floor

First Floor

Second Floor

WILLIAM DAVIS HOMES