



The Beamish

4 bedroom home

There's plenty of space for everyone in the Beamish. On the ground floor, you'll find a generous lounge, as well as a bright, open plan dining kitchen. We've even included French doors in both rooms, so on warm days you can step straight out and enjoy the garden. As well as a useful utility room, downstairs cloakroom and storage cupboard, there's a separate study or family room, giving you more space to relax, spend time together or work from home.

To the first floor, you'll find a luxurious principal bedroom with built-in wardrobes and an en-suite, plus three more bedrooms and a modern family bathroom with bath and separate shower cubicle.

Outside there are turfed gardens, driveway and garage.



Features

- Open plan dining kitchen with French doors
- Inviting lounge with French doors
- Study or family room
- Utility room
- Principal bedroom with built-in wardrobes & en-suite
- High quality kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Garage

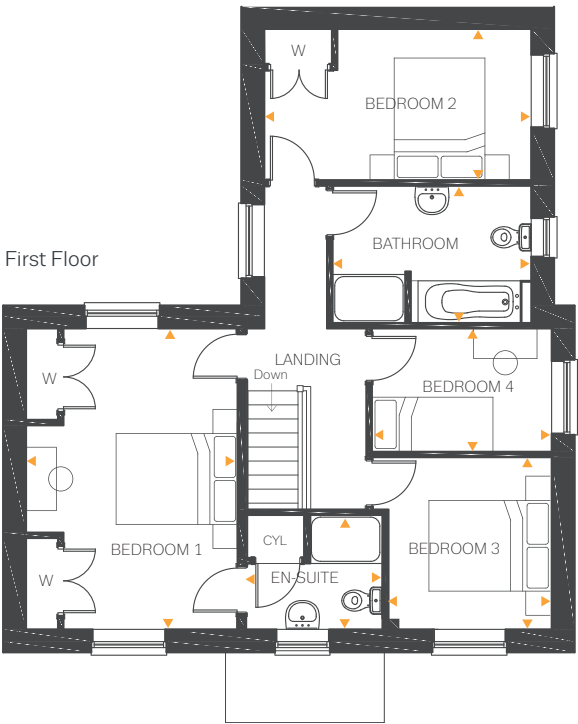
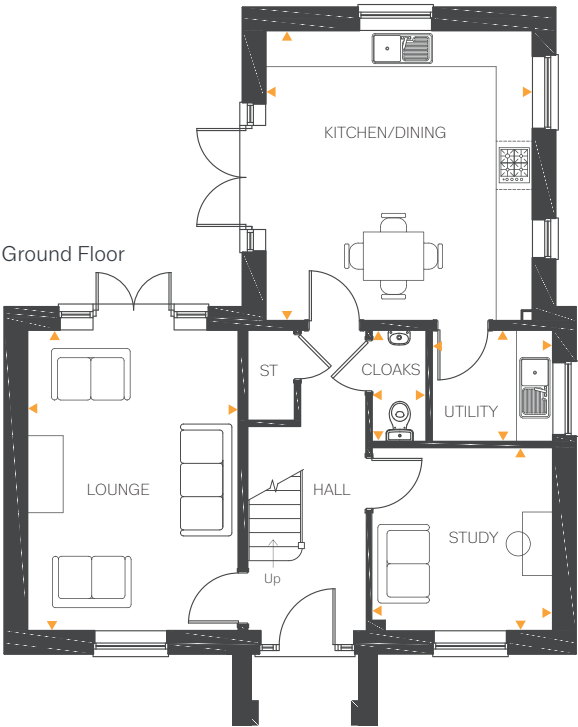
Room Dimensions

Ground Floor

Lounge	16'3" x 11'7"	4.97m x 3.54m
Kitchen/Dining	15'8" x 14'5"	4.80m x 4.41m
Utility	6'5" x 6'0"	1.97m x 1.84m
Study	9'11" x 9'9"	3.03m x 2.99m
Cloakroom	6'0" x 2'11"	1.84m x 0.90m

First Floor

Bedroom 1	16'3" x 11'7"	4.97m x 3.54m
En-suite	7'4" x 6'2"	2.24m x 1.88m
Bedroom 2	14'5" x 9'1"	4.41m x 2.79m
Bedroom 3	9'3" x 8'10"	2.84m x 2.71m
Bedroom 4	9'8" x 6'8"	2.96m x 2.03m
Bathroom	10'9" x 6'5"	3.28m x 1.96m



All drawings, plans, and images are for illustrative purposes only. Room measurements are approximate. Finishes and layouts may vary and, during the construction process, plans might be subject to change. For more information, speak to your sales consultant.