

# THE STONETHWAITE

## FIVE BEDROOM HOME



The Stonethwaite is a stunning family home set across three storeys. On the ground floor is an impressive open plan dining kitchen which includes a central island and family area with two sets of French doors leading out onto the garden. With room to cook, eat and relax, it's a beautiful space to enjoy together. You'll also find an inviting lounge, separate study, useful utility room and cloakroom.

To the first floor are four bedrooms, three of which include built-in wardrobes and bedroom two has its own en-suite. There's also a modern family bathroom which includes a bath and separate shower cubicle.

The second floor is where you'll find the luxurious principal bedroom with en-suite and extra storage space.

Outside there is a turfed garden, driveway, EV charger and double garage.

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## FIVE BEDROOM HOME



Open plan dining kitchen  
with two sets of French doors  
to garden



Useful study/extra family room



Utility & cloakroom



Private floor for principal bedroom  
with en-suite



Built-in wardrobes



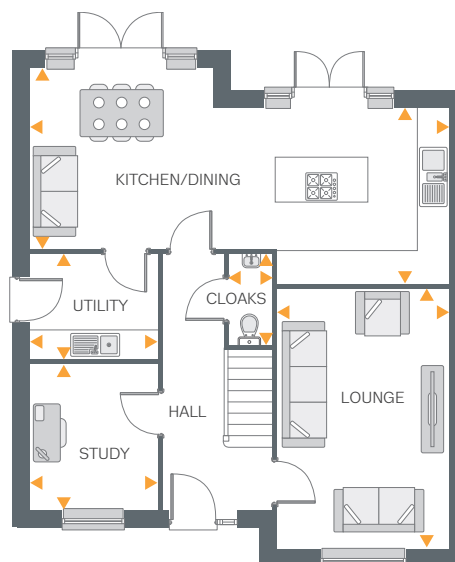
High quality kitchen appliances



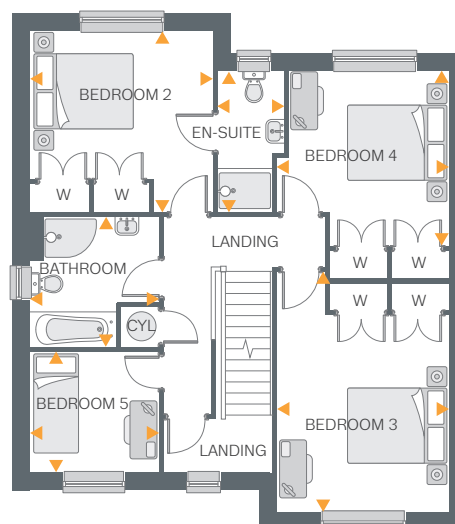
Hive smart heating system



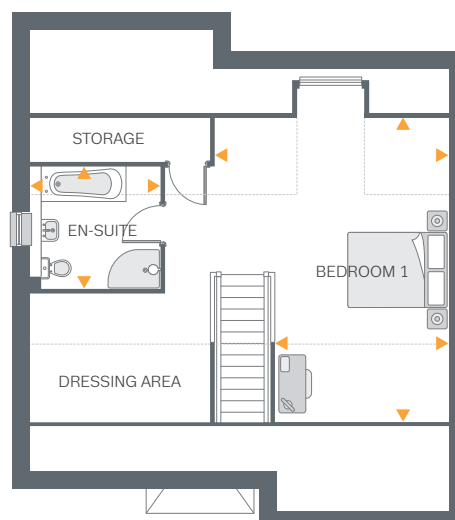
Driveway & double garage



Ground Floor



First Floor



Second Floor

— — — Area of reduced ceiling height.

### Ground Floor

Lounge	16'11" x 11'1"	5.17m x 3.40m
Kitchen/Dining	27'4" x 11'9" (max) 11'4" (min)	8.34m x 3.58m (max) 3.47m (min)
Study	9'5" x 8'3"	2.88m x 2.52m
Utility	8'3" x 6'10"	2.52m x 2.09m
Cloakroom	5'10" x 2'9"	1.79m x 0.85m

### First Floor

Bedroom 2	11'10" x 11'9"	3.62m x 3.58m
En-suite	9'1" x 4'4"	2.79m x 1.33m
Bedroom 3	15'8" x 11'1"	4.78m x 3.39m
Bedroom 4	11'5" x 11'3"	3.50m x 3.43m
Bedroom 5	8'4" x 7'10"	2.55m x 2.40m
Bathroom	8'5" x 8'4"	2.57m x 2.55m

### Second Floor

Bedroom 1	19'11" x 15'2" (max) 11'3" (min)	6.09m x 4.64m (max) 3.43m (min)
En-suite	8'0" x 7'10"	2.45m x 2.39m

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.