

THE SHERBOURNE

FOUR BEDROOM HOME



The Sherbourne is a spacious family home with bright living spaces you'll love. Step straight through the welcoming hallway and you'll find a generous open plan kitchen, dining and family area with a beautifully glazed pod that lets light pour in and French doors leading out into the garden, it's made for entertaining and spending time together. There's a relaxing living room with views over the front garden and a separate study that makes the perfect hideaway when you need to work from home. There's also a useful utility room and cloakroom.

On the first floor, the principal bedroom boasts its own en-suite and built-in wardrobe, complemented by two additional bedrooms and a flexible space ideal for a home office or potential fourth bedroom, all served by a modern family bathroom with bath and separate shower cubicle.

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

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Inviting lounge



Open plan dining kitchen
with family area & French
doors to garden



Useful study/extra family room



Principal bedroom with
built-in wardrobe & en-suite



High quality kitchen appliances



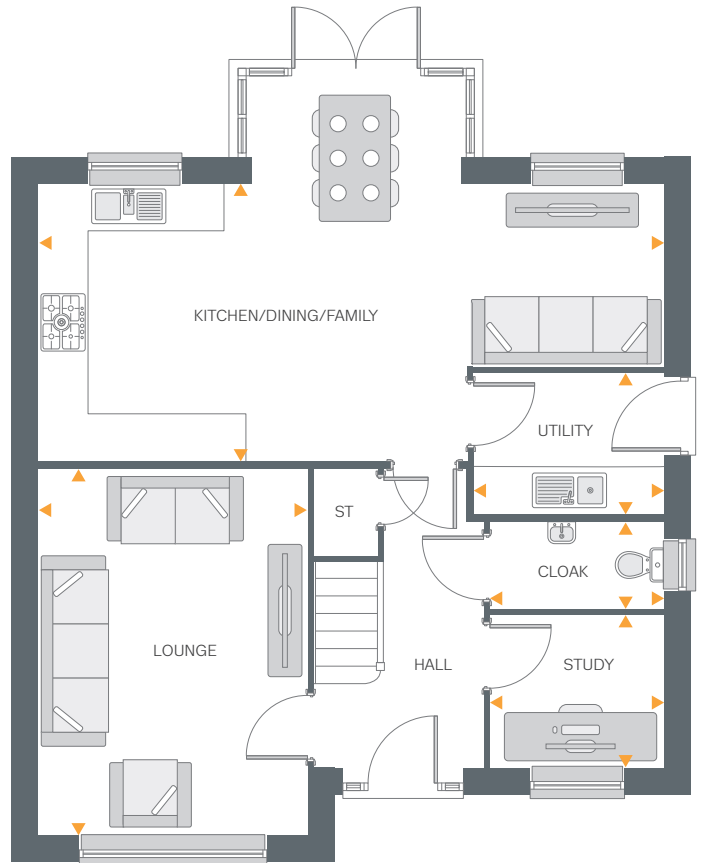
Hive smart heating system



Fully turfed rear garden



Garage & EV Charger



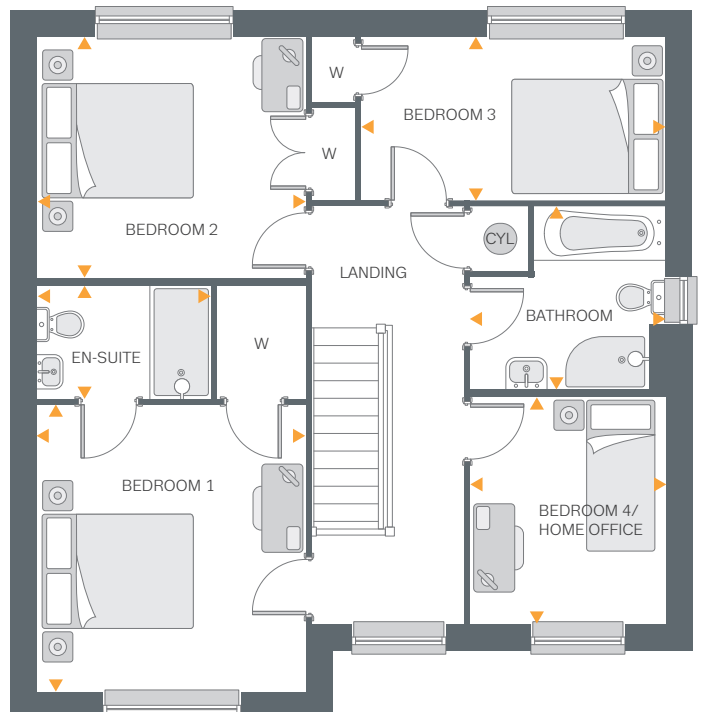
Ground Floor

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Lounge	15'8" x 11'6"	4.80m x 3.51m
Kitchen/ Dining/Family	27'1" x 11'10"	8.28m x 3.62m
Utility	8'1" x 6'0"	2.48m x 1.83m
Study	7'5" x 6'6"	2.28m x 1.99m
Cloakroom	7'5" x 3'7"	2.28m x 1.11m

First Floor

Bedroom 1 En-suite	12'3" x 11'6" 7'4" x 4'11"	3.75m x 3.51m 2.26m x 1.50m
Bedroom 2	11'6" x 10'3"	3.51m x 3.13m
Bedroom 3	13'0" x 6'11"	3.98m x 2.11m
Bedroom 4	9'8" x 8'4"	2.95m x 2.54m
Bathroom	8'4" x 7'11"	2.54m x 2.42m



First Floor