

THE SHERFORD

FOUR BEDROOM HOME



Computer generated images are for illustration purposes only.

The Sherford is a beautiful home with plenty of living space across three floors. The whole family can relax together in the spacious lounge or the contemporary open plan dining kitchen which has a wonderful view through a glazed pod with French doors onto the garden. There is also a useful utility room and cloakroom to the ground floor.

To the first floor you'll find three bedrooms, all with built-in wardrobes, any of which could easily be turned into the perfect home office space. There is also a modern family bathroom with bath and separate shower cubicle.

On the second floor is where you'll find the luxurious principal bedroom, which benefits from a walk-in wardrobe and en-suite.

Outside are turfed gardens, driveway and garage.

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 Lounge with bay window

 Open plan dining kitchen with French doors to garden

 Useful utility room

 Private floor for principal bedroom with en-suite

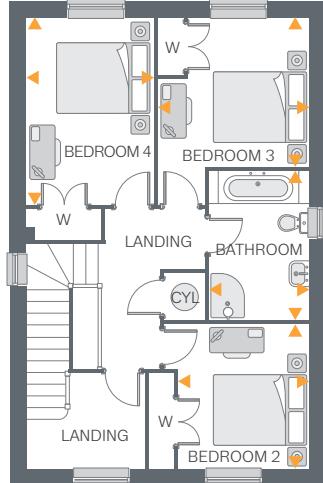
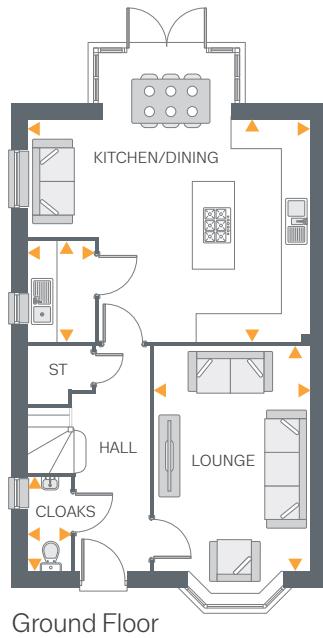
 Built-in wardrobes to all bedrooms

 High quality kitchen appliances

 Hive smart heating system

 Fully turfed rear garden

 Driveway & garage



Ground Floor

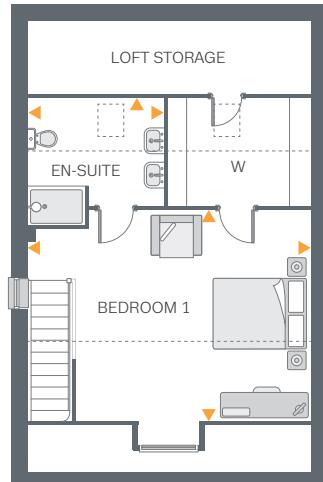
| | | |
|----------------|----------------|---------------|
| Lounge | 15'9" x 10'10" | 4.80m x 3.31m |
| Kitchen/Dining | 19'7" x 15'4" | 5.98m x 4.69m |
| Utility | 6'11" x 4'7" | 2.12m x 1.40m |
| Cloakroom | 6'5" x 2'11" | 1.98m x 0.90m |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 2 | 10'0" x 9'0" | 3.06m x 2.76m |
| Bedroom 3 | 10'5" x 10'4" | 3.18m x 3.16m |
| Bedroom 4 | 13'0" x 8'10" | 3.97m x 2.70m |
| Bathroom | 10'4" x 6'10" | 3.17m x 2.09m |

Second Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 19'5" x 14'8" | 5.93m x 4.48m |
| En-suite | 9'4" x 7'6" | 2.85m x 2.30m |



----- Area of reduced ceiling height.

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.