

THE SHERFORD

FOUR BEDROOM HOME



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



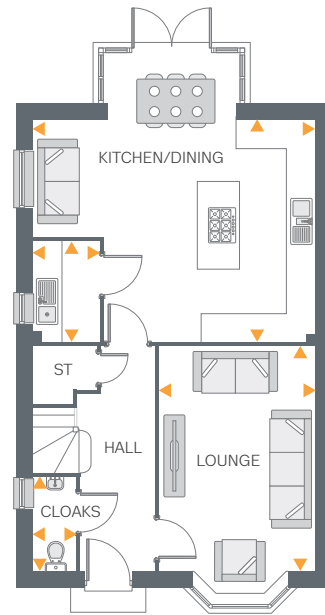
Hive smart heating system



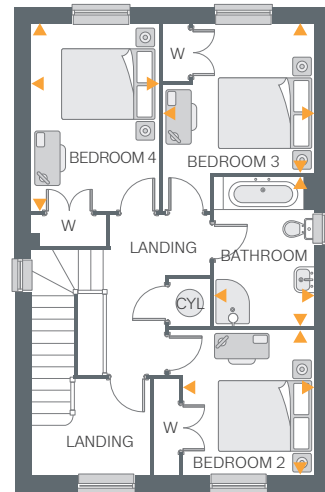
Fully turfed rear garden



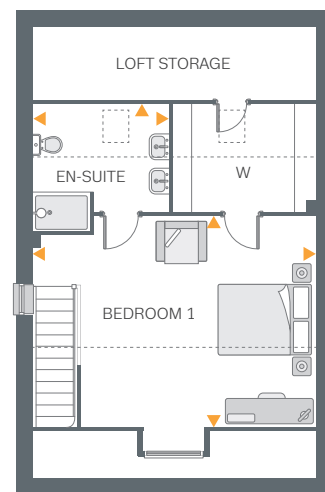
Driveway & garage



Ground Floor



First Floor



Second Floor

----- Area of reduced ceiling height.

Ground Floor

Lounge	15'7" x 11'11"	4.74m x 3.35m
Kitchen/Dining	19'7" x 15'5"	5.99m x 4.72m
Utility	6'11" x 4'8"	2.11m x 1.43m
Cloakroom	6'6" x 2'11"	1.99m x 0.90m

First Floor

Bedroom 2	10'0" x 9'4"	3.06m x 2.86m
Bedroom 3	10'4" x 10'4"	3.16m x 3.16m
Bedroom 4	13'0" x 8'10"	3.97m x 2.70m
Bathroom	10'4" x 7'2"	3.17m x 2.20m

Second Floor

Bedroom 1	19'5" x 15'7"	5.94m x 4.75m
En-suite	9'4" x 7'4"	2.85m x 2.25m

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.