

The Pailton

3-bedroom home

The 3-bedroom Pailton is designed to make the absolute most of every square inch. The spacious lounge benefits from a beautiful bay window, and the combined kitchen and dining area opens into a separate utility room and cloakroom. French doors in the kitchen give you the option to step outside into the garden while creating a lovely bright and airy space inside.

Up on the first floor the large principle bedroom has both an en-suite shower room and built-in wardrobe, while a modern fully-fitted bathroom, complete with bathtub and separate shower, serves the other two bedrooms. If finding the perfect spot for your home office is high on the agenda, bedrooms two or three could be just the thing.



Features

- *Open-plan kitchen and dining area with French doors*
- *Spacious lounge*
- *Separate utility room*
- *Downstairs cloakroom, family bathroom, and principle bedroom en-suite*
- *Private rear garden*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes in two bedrooms*
- *HIVE smart home system*
- *Single garage*

Room dimensions

Ground Floor

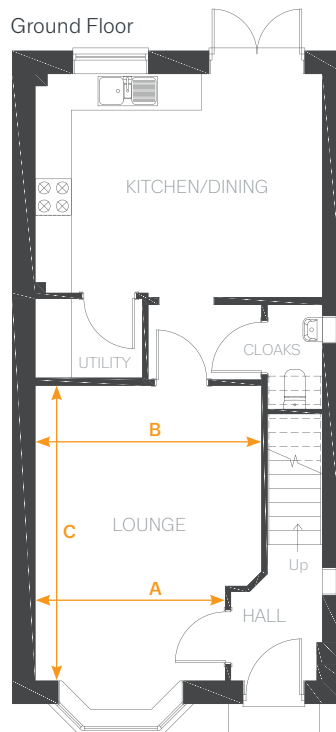
LOUNGE

ARROW A	3093mm	10'1"
ARROW B	3695mm	12'1"
ARROW C	4833mm	15'10"
KITCHEN / DINING	4698mm x 3574mm	15'4" x 11'8"
UTILITY	1725mm x 1280mm	5'7" x 4'2"
CLOAKS	810mm x 1695mm	2'9" x 5'6"

First Floor

BEDROOM 1

ARROW D	4055mm	13'3"
ARROW E	2780mm	9'1"
ARROW F	15700mm	5'1"
ARROW G	3643mm	11'11"
EN-SUITE	1774mm x 1625mm	5'9" x 5'3"
BEDROOM 2	2565mm x 4103mm	8'4" x 13'5"
BEDROOM 3	1990mm x 2286(min)	6'6" x 7'6"
BATHROOM	1672(min) / 2565(max) x 1405(min) / 2259(max)	5'5" / 8'4" 4'7" / 7'4"



First Floor

