

The Loxley

4-bedroom detached home

With a front porch and glazed pod to the rear, the Loxley has an impressive exterior. Step inside to find a generous entrance hall, spacious lounge, study, downstairs cloakroom and open-plan kitchen, dining and family area, with the added benefit of a separate utility room.

The contemporary kitchen space features French doors that open onto a private rear garden creating a bright and beautiful area for the whole family to enjoy. While the private study provides a welcome hideaway when you need to work from home. Upstairs the three bedrooms share a family bathroom with bathtub, while the principle bedroom has an en-suite shower room.



Features

- Open-plan kitchen, Dining and family area looking out onto rear garden
- Spacious lounge
- Separate utility room
- Cloakroom, family bathroom with bathtub, and principle en-suite shower
- Private garden reached through French doors
- High quality Smeg Kitchen appliances
- HIVE smart home system
- Garage

Room dimensions

Ground Floor

LOUNGE	3510mm x 4803mm	11'6" x 15'9"
STUDY	2287mm x 1990mm	7'6" x 6'6"
DINING ROOM		
ARROW A	2919mm	9'6"
ARROW B	8235mm	27'0"
ARROW C	5655mm	18'6"
ARROW D	3620mm	11'10"
ARROW E	5068mm	16'7"
ARROW F	2400mm	7'10"
UTILITY	2487mm x 1832mm	8'1" x 6'0"
CLOAKROOM	2287mm x 1115mm	7'6" x 3'7"

First Floor

MASTER BEDROOM	3510mm x 3750mm	11'6" x 12'3"
EN-SUITE	2248mm x 1476mm	7'4" x 4'10"
BEDROOM 2	3510mm x 3137mm	11'6" x 10'3"
BEDROOM 3	3989mm x 2110mm	13'1" x 6'11"
BEDROOM 4	2543mm x 2951mm	8'4" x 9'8"
BATHROOM	2525(max) x 2390mm	8'3" x 7'10"

