



The Beamish

4 bedroom home

There's plenty of space for everyone in the Beamish. On the ground floor, you'll find a generous lounge, as well as a bright, open plan kitchen and dining area, complete with island. We've even included French doors in both rooms, so on warm days you can step straight out and enjoy the garden. As well as a useful utility room, downstairs cloakroom and storage cupboards, there's a separate study or family room, giving you more space to relax, spend time together or work from home.

Up on the first floor, you'll find a luxurious principal bedroom with built-in wardrobes and an en-suite, plus three more bedrooms and a modern family bathroom with bath and separate shower cubicle.



Features

- Dining kitchen with feature island & French doors
- Inviting lounge with French doors
- Study or family room
- Utility room
- Principal bedroom with built-in wardrobes & en-suite
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Garage

Room Dimensions

Ground Floor

Lounge	16'2" x 11'5"	4.95m x 3.48m
Kitchen/Dining	15'10" x 14'7"	4.85m x 4.45m
Utility	6'5" x 5'11"	1.97m x 1.82m
Study	9'11" x 9'8"	3.03m x 2.96m
Cloakroom	6'1" x 2'11"	1.87m x 0.90m

First Floor

Bedroom 1	16'2" x 11'5" (max) 9'6" (min)	4.95m x 3.48m (max) 2.90m (min)
En-suite	7'9" x 6'2"	2.33m x 1.88m
Bedroom 2	14'7" (max) x 9'2" 10'6" (min)	4.45m (max) x 2.80m 3.24m (min)
Bedroom 3	9'1" x 8'9"	2.78m x 2.66m
Bedroom 4	9'8" x 6'8"	2.96m x 2.05m
Bathroom	10'9" x 6'7"	3.28m x 2.00m

