



# The Denwick

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## 4 bedroom home

Behind the Denwick's traditional exterior, you'll find a home filled with modern living spaces.

An inviting entrance hall leads to a generous lounge, as well as a light, bright kitchen with family dining area and French doors to the garden. There's also a separate utility room and a useful study, giving you the perfect hideaway when you're working from home.

The first floor landing leads to four bedrooms, two of which come with built-in wardrobes, while the principal bedroom also has its own en-suite. The contemporary fitted family bathroom includes a bath and separate shower cubicle.



## Features

- 20ft open plan kitchen with family dining area & French doors
- Spacious lounge & study
- Useful utility room
- Principal bedroom with two built-in wardrobes & en-suite
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Garage

## Room Dimensions

### Ground Floor

Lounge	14'7" x 11'5"	4.46m x 3.50m
Kitchen		
Family/Dining	20'0" x 9'0"	6.11m x 2.76m
Utility	9'0" x 6'0"	2.76m x 1.84m
Study	11'1" x 7'9"	3.40m x 2.36m
Cloakroom	7'9" x 3'2"	2.36m x 0.97m

### First Floor

Bedroom 1	11'5" (max) x 11'5" 9'5" (min)	3.50m (max) x 3.50m 2.88m (min)
En-suite	8'3" x 3'11"	2.53m x 1.20m
Bedroom 2	10'11" x 9'5"	3.34m x 2.88m
Bedroom 3	11'6" x 8'1"	3.51m x 2.49m
Bedroom 4	12'4" x 7'3"	3.76m x 2.22m
Bathroom	8'2" x 6'11"	2.49m x 2.12m

