

FINDRASSIE

ELGIN, MORAY IV30 4LD



A DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

WELCOME TO FINDRASSIE

THE BEST OF TOWN AND COUNTRY LIVING

Situated in the stunning Moray countryside just over a mile from Elgin town centre is Findrassie, an exciting new collection of 2, 3 & 4 bedroom homes.

This development of modern, 5 star homes benefits from the best of town and country living. You'll be close to Elgin high street yet surrounded by spectacular countryside, with the beautiful Moray coast just a short journey away. Findrassie Woods will become accessible from the development, linking you to attractive features like Spynie Loch, Spynie Palace and Quarrel Wood.

Findrassie is close to handy local amenities and will be a welcome addition to the active Pitgaveny community, which hosts year-round activities for the whole family to enjoy. You'll have easy access to the A96 and A941, which link to neighbouring towns Lossiemouth and Nairn, as well as wider transport options connecting you to popular destinations such as Inverness, Aberdeen city and the Cairngorms National Park. A choice of cycle routes is also to be had.

If you're looking for a new family home with a great lifestyle on offer including a range of schools, work and leisure amenities all within reach, then you'll be sure to find it at Findrassie.



LOCAL AMENITIES

Findrassie is a new community surrounded by excellent facilities. You will find a selection of essentials close by, including local high-street shops, cafes, bars, a museum, library, a pharmacy and community centres. If you're a keen golfer there is Elgin Golf Club close to Findrassie too.

If you have young children, Findrassie is a short walk from Bishopmill Primary School and, for the older ones, Elgin Academy and higher education institute, Moray College UHI.

Near to this family-friendly community are neighbouring towns Forres, Fochabers, Lossiemouth and Keith, with so much history to explore; and you won't need to travel far to find teashops, leisure facilities, a cinema, local community groups and popular business parks in and around Elgin's town centre. Elgin town centre is just a 3-minute journey to get to by car, with popular shopping options, restaurants and nightlife to enjoy at your leisure.

Being a short drive from the coast and Elgin's town centre, you can enjoy the best of both worlds with an abundance of outdoor spaces to explore, along with convenient day-to-day amenities within short walking or cycling distance.





TRANSPORT LINKS

Surrounded by excellent transport links, Findrassie has easy access to the main A941 route which makes it ideal for commuting in and around Elgin and beyond.

Your new home at Findrassie has good links to the surrounding road networks and an existing footpath and cycle network, while new strong and safe connections through areas of open space are proposed to create a truly walkable neighbourhood. The surrounding public transport routes place you within easy commuting distance of key transport hubs in and around Elgin, including the railway and bus stations and Inverness and Aberdeen airports. These handy links connect you further afield to neighbouring cities, the rest of the country and abroad.

Living at Findrassie means you'll be just a 3-minute drive from Elgin town centre, with regular bus services making it easy to travel for business or pleasure. If you have an active lifestyle, there are 30-minute cycle routes from Findrassie to get you to the stunning coast of Lossiemouth.



INTERIORS TO INSPIRE

Designed and crafted to the highest of standards, interiors at Findrassie are every bit as special as the exteriors. Living areas are light and airy and designed to be flexible enough to accommodate the needs of modern living. Kitchens are filled with the latest modern appliances, seamlessly integrated into stylish, contemporary units, while bathrooms and en suites are havens of white and chrome complete with pristine sanitary ware.

What's more, you can personalise your home with our Choices range of fixtures and fittings (subject to build stage) so you can have your new home exactly the way you want it.





THE HIGHEST-QUALITY CUSTOMER SERVICE

At Barratt, we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure that we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments that we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

Barratt Developments Plc has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation each year since 2010, which is more than any other major national housebuilder. This coveted accolade is the highest level of certification available from the Home Builders Federation, and the result of both customer recommendations and our superior build quality.



THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all Home Builders registered with the UK’s main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder^ we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



THE BARRATT STORY

**FOR ALL THE REASSURANCE,
QUALITY AND VALUE YOU NEED**

Barratt is Britain’s best-known housebuilder. We’ve been in business since 1958 and have built over 400,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We’re building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes. Whichever you choose, we set out to provide the highest standards.

Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments. And we’re committed to customer service. Whether you’re a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We’ve worked hard to earn our reputation and we continue to do so, year in, year out, to further improve the service we provide. As a result, you can buy Barratt with confidence.
















FINDRASSIE

DEVELOPMENT LAYOUT



KEY

-  **Gylen**
2 bedroom mid-/end-terraced home
-  **Coull**
3 bedroom mid-/end-terraced home
-  **Traquair**
3 bedroom semi-detached home
-  **Abergeldie**
3 bedroom semi-detached home
-  **Craigend**
3 bedroom semi-detached/detached home
-  **Glamis**
4 bedroom detached home
-  **Fenton**
4 bedroom detached home
-  **Dunbar**
4 bedroom detached home
-  **Craigston**
4 bedroom detached home
-  **Balmoral**
4 bedroom detached home
-  **Cullen**
4 bedroom detached home
-  **Low-cost homes**
-  **S/S** Substation

FINDRASSSIE AMENITIES

ELGIN, MORAY IV30 4LD



SCHOOLS & COLLEGES

Bishopmill Primary School
Morrison Road, Bishopmill IV30 4DY
01343 547841

Elgin Academy
Morrison Road, Bishopmill IV30 4ND
01343 543845

Moray College UHI
Moray Street, Elgin IV30 1JJ
01343 576000

DOCTOR

Elgin Health Centre
Maryhill Practice, High Street, Elgin IV30 1AT
0345 337 0610

DENTISTS

Bishopmill Dental Practice
91-93 Lossiemouth Road, Elgin IV30 4LF
01343 549490

Spynie Dental Care
Duffus Road, Elgin IV30 5PW
01343 556654

HOSPITAL

Dr Gray's Hospital
Pluscarden Road, Elgin IV30 1SN
0345 456 6000

PHARMACY

Bishopmill Pharmacy
20 North Street, Bishopmill IV30 4EF
01343 547393

OPTICIAN

Specsavers
96-98 High Street, Elgin IV30 1BJ
01343 552204

BANKS

Bank of Scotland
90 High Street, Elgin IV30 1BJ
0345 602 0000

TSB
12 Commerce Street, Elgin IV30 1BS
01343 270998

Clydesdale
151 High Street, Elgin IV30 1DS
0800 345 7365

Santander
74 High Street, Elgin IV30 1BJ
0800 085 1644

RBS
209 High Street, Elgin IV30 1DL
0345 724 2424

LOCAL COUNCIL

Moray District Council
High Street, Elgin IV30 1BX
01343 543451

VET

Miller & Swan Veterinary Clinic
123 South Street, Elgin IV30 1JB
01343 542255

TAXI SERVICE

Elgin Cabs
13 Hermes Road, Elgin IV30 4LH
01343 545186

AIRPORT

Inverness Airport
Dalcross, Inverness IV2 7JB
01667 464000

TRAIN STATION

Elgin Railway Station
Elgin IV30 1QJ

SHOPPING & LEISURE

St Giles Shopping Centre
121 High Street, Elgin IV30 1EA
01343 543066

Elgin Retail Park
Elgin IV30 6YQ

Allarburn Farm Shop
Edgar Road, Elgin IV30 6XQ
01343 546484

Mountain Warehouse Elgin
13 Alexandra Road, Elgin IV30 1EA
01343 550445

Moray Playhouse Cinema
High Street, Elgin IV30 1DJ
01343 541112

Elgin Library
Cooper Park, Elgin IV30 1HS
01343 562600

The Ditsy Teacup
26 Thunderton Place, Elgin IV30 1BG
01343 551697

GYM & SPORTS

Cooper Park
Tennis Courts & Cricket Club, Elgin IV30 1HS
0845 756 5656

Anytime Fitness
Elgin Retail Park Unit 4, Elgin IV30 6RP
01343 590247

Elgin City Football Club
Borough Briggs Road, Elgin IV30 1AP
01343 551114

Moray Leisure Centre
Borough Briggs Road, Elgin IV30 1AP
01343 550033

Eight Acres Hotel & Leisure Club
Morrison Road, Elgin IV30 6UL
01343 543077

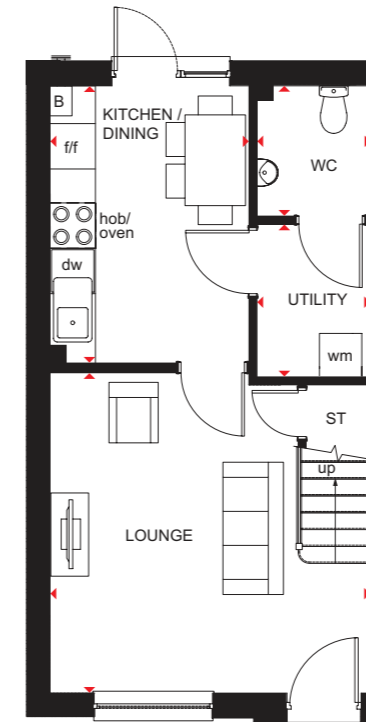
Elgin Golf Club
Birnie Road, Elgin IV30 8SX
01343 542338



2 BEDROOM MID-/END-TERRACED HOME



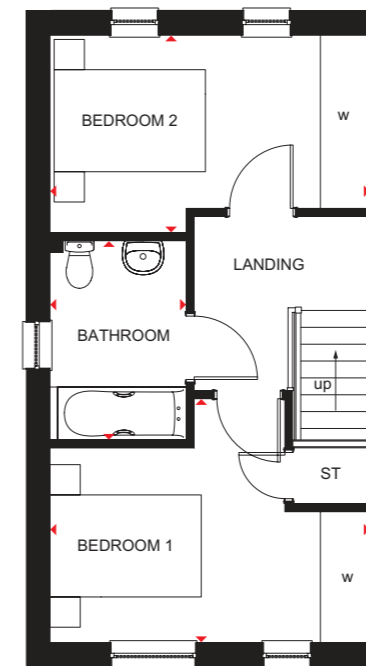
- Bright, front-aspect lounge with room to relax or entertain
- Fitted kitchen with dining area and access to the rear garden, providing extended living space in good weather
- Separate lobby with practical utility area and a WC
- First floor comprises two double bedrooms and a fitted bathroom



Ground Floor

Lounge	4200 x 4236mm	13'10" x 13'11"
Kitchen/ Dining	2598 x 4002mm	8'7" x 13'2"
WC	1723 x 1496mm	5'8" x 4'11"
Utility	2020 x 1496mm	6'7" x 4'11"

[Approximate dimensions]



First Floor

Bedroom 1	4199 x 3224mm	13'10" x 10'7"
Bedroom 2	4199 x 2948mm	13'10" x 9'8"
Bathroom	1806 x 2635mm	6'0" x 8'8"

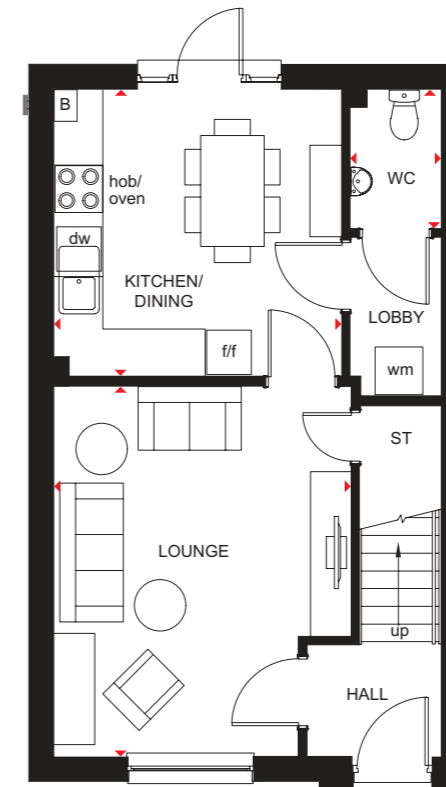
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

3 BEDROOM END-/MID-TERRACED HOME



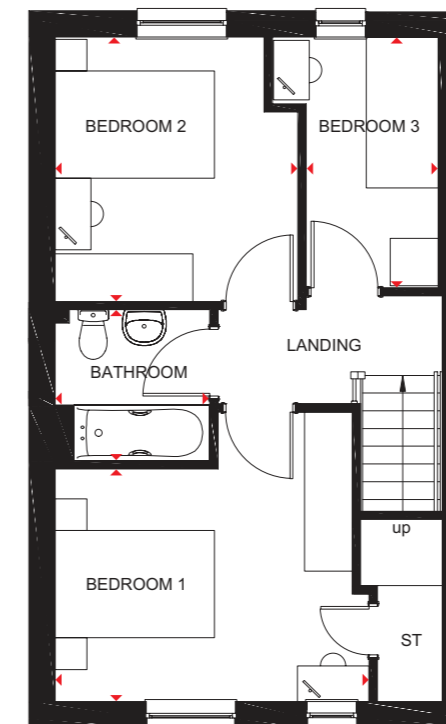
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/ Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1743mm	3'9" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3944 x 3643mm	12'11" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2081 x 3155mm	6'10" x 10'4"
Bathroom	1946 x 1900mm	6'5" x 6'3"

[Approximate dimensions]

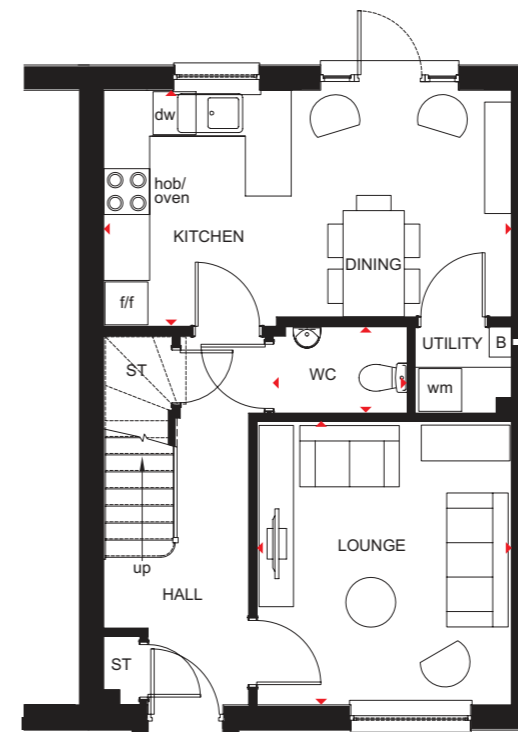
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

TRAQUAIR

3 BEDROOM SEMI-DETACHED HOME



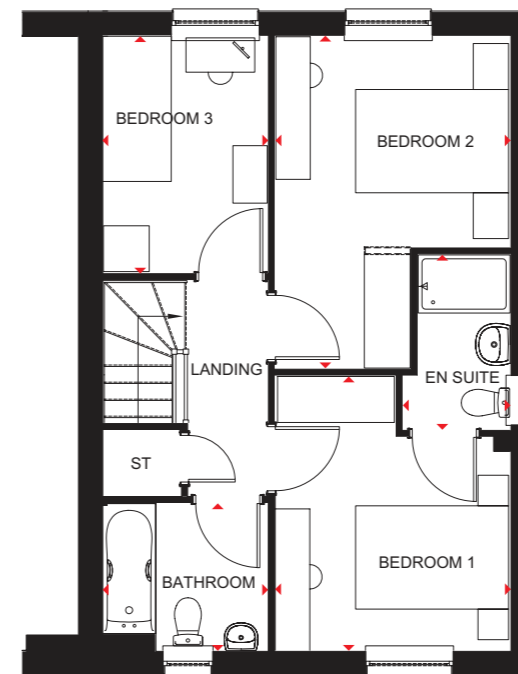
- Superb family home with open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor
- Upstairs are two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	3068 x 4340mm	10'1" x 14'3"
Bedroom 3	2157 x 3091mm	7'1" x 10'2"
Bathroom	2157 x 1920mm	7'1" x 6'4"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

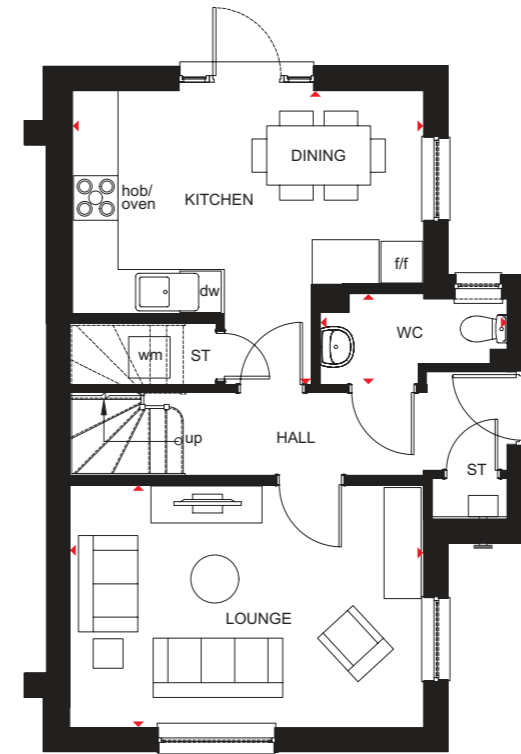
KEY	B	Boiler	f/f	Fridge/freezer space	
	ST	Store	dw	Dishwasher space	
		wm	Washing machine space	◀▶	Dimension location

ABERGELDIE

3 BEDROOM END-TERRACED HOME



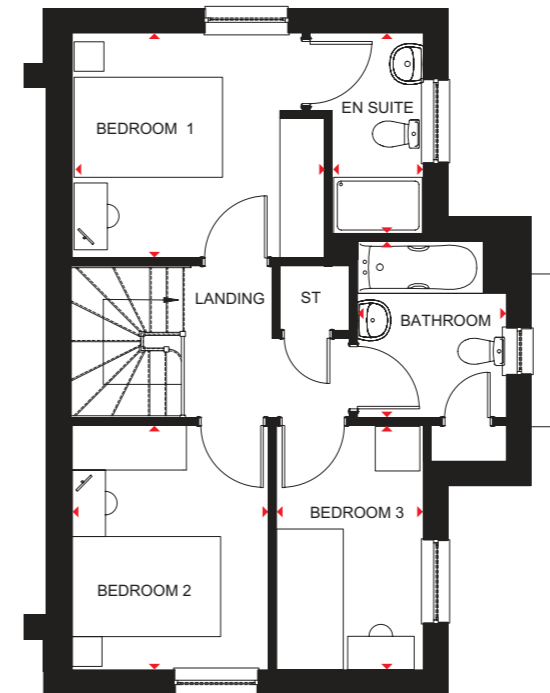
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"

(Approximate dimensions)



First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

(Approximate dimensions)

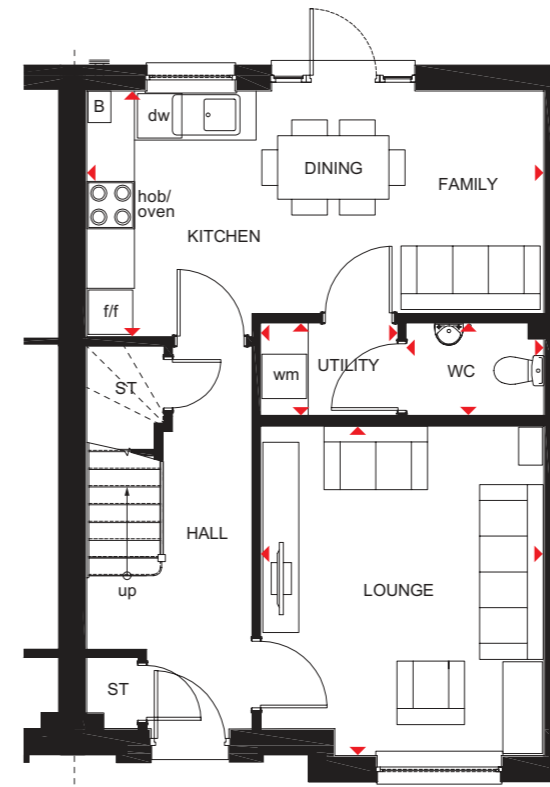
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME



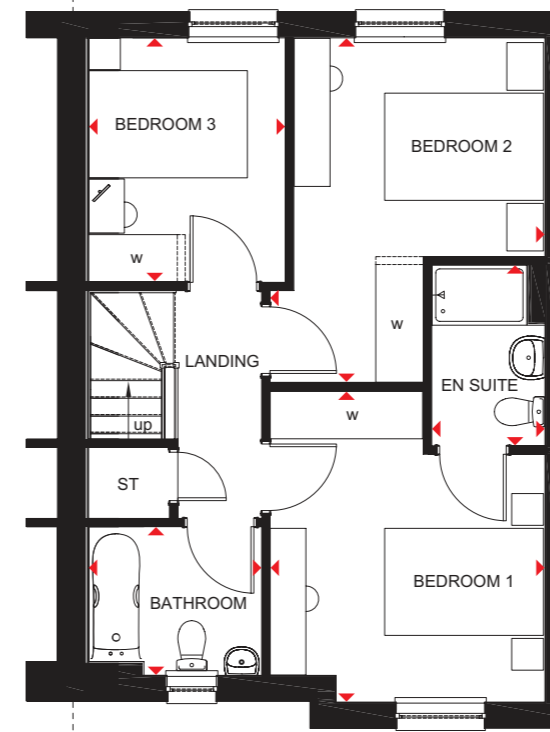
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

[Approximate dimensions]

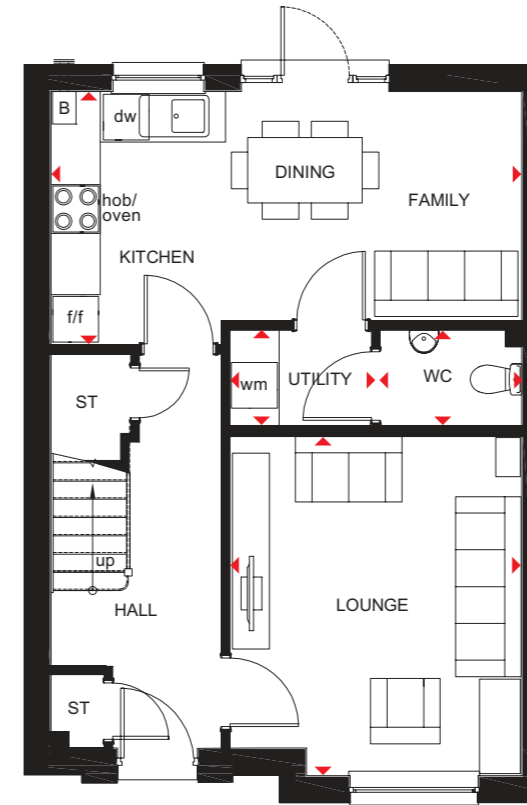
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	

CRAIGEND

3 BEDROOM DETACHED HOME



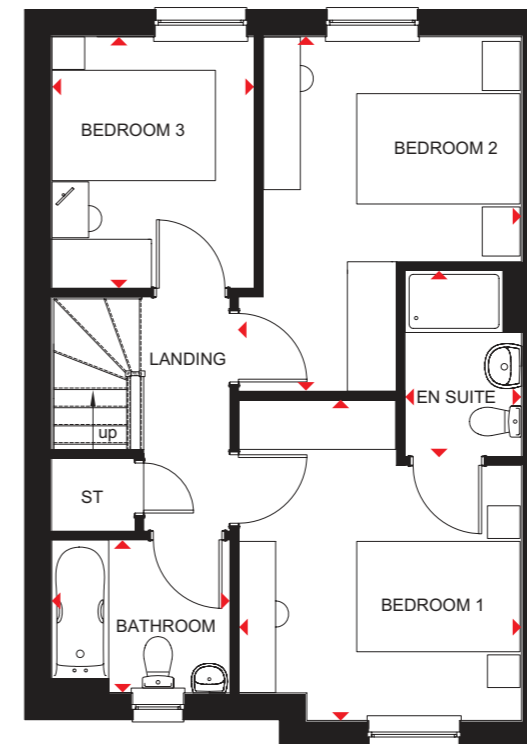
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

[Approximate dimensions]

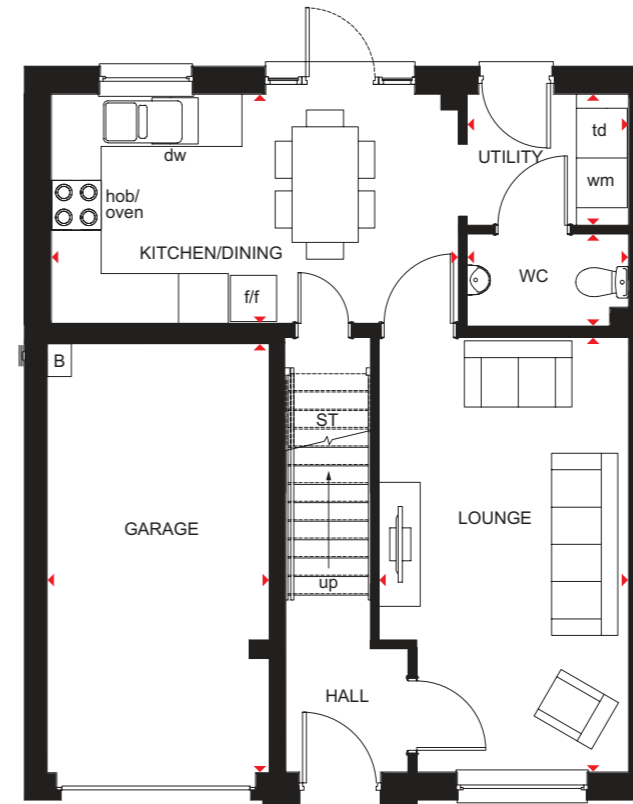
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

GLAMIS

4 BEDROOM DETACHED HOME



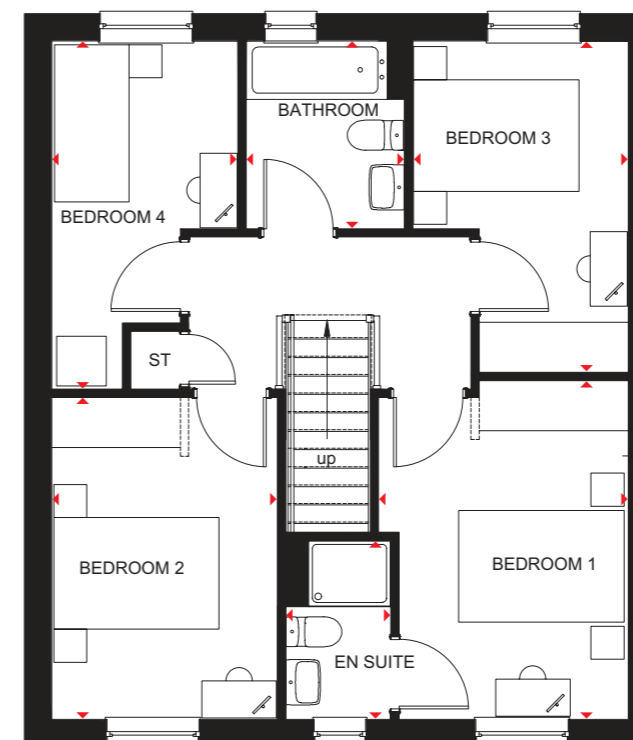
- This detached home features four bedrooms and generous living spaces
- The ground floor has an integral garage, a large lounge and open-plan kitchen with dining and access to the garden area. A functional utility room also leads to the garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/ Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

[Approximate dimensions]



First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

[Approximate dimensions]

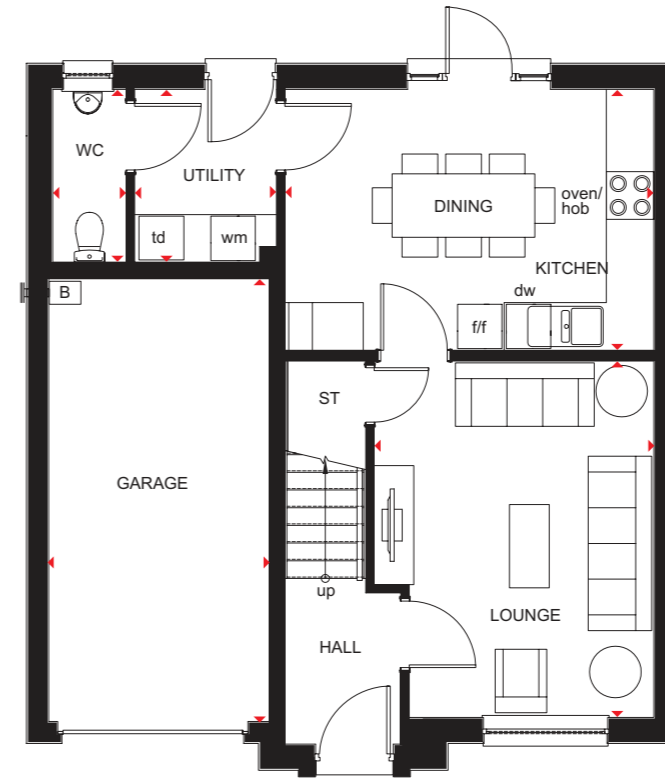
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

FENTON

4 BEDROOM DETACHED HOME



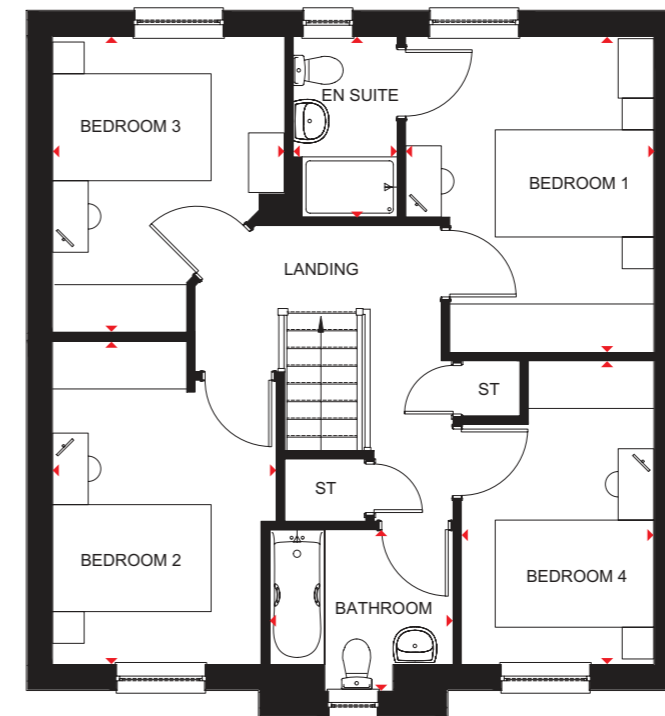
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

[Approximate dimensions]



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

[Approximate dimensions]

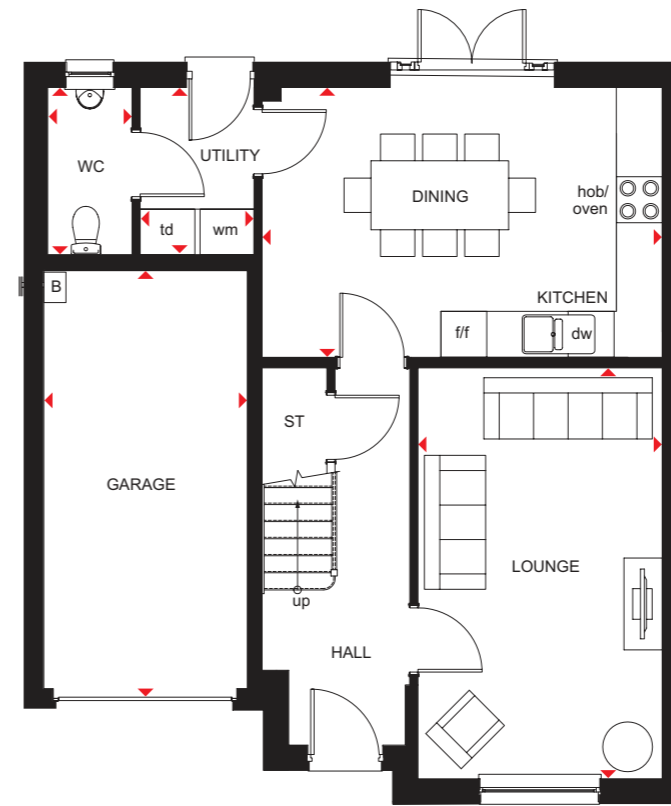
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

DUNBAR

4 BEDROOM DETACHED HOME



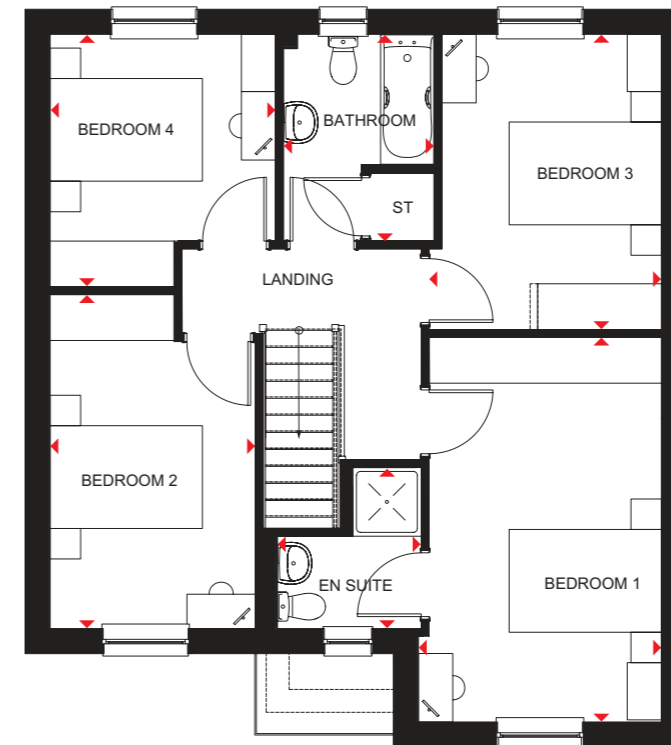
- Spacious kitchen with dining area, separate utility, WC, and access to the rear garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining	5226 x 3535mm	17'2" x 11'7"
Utility	1477 x 2146mm	4'10" x 7'0"
WC	1103 x 2146mm	3'7" x 7'0"
Garage	2652 X 5391mm	8'8" x 17'8"

(Approximate dimensions)



First Floor

Bedroom 1	3192 x 5052mm	10'6" x 16'7"
En suite	1887 x 2113mm	6'2" x 6'11"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3057 x 3875mm	10'0" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

(Approximate dimensions)

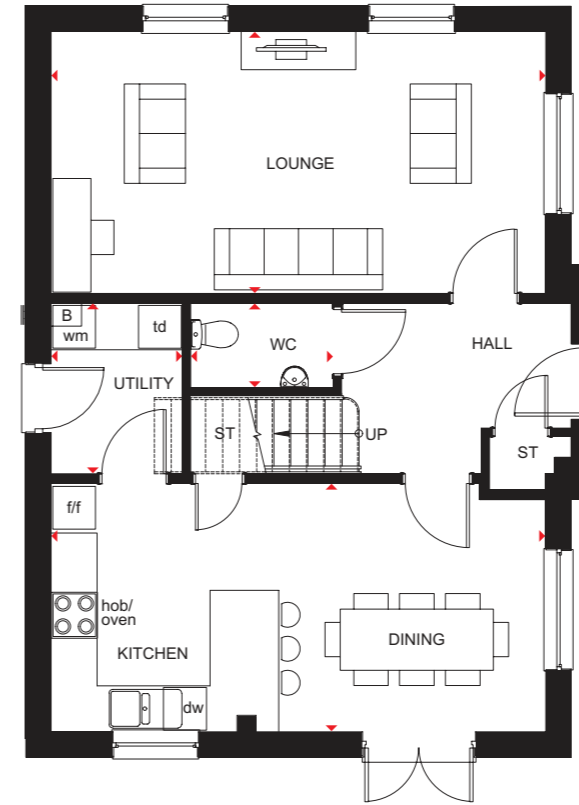
KEY	B	Boiler	i/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

CRAIGSTON

4 BEDROOM DETACHED HOME



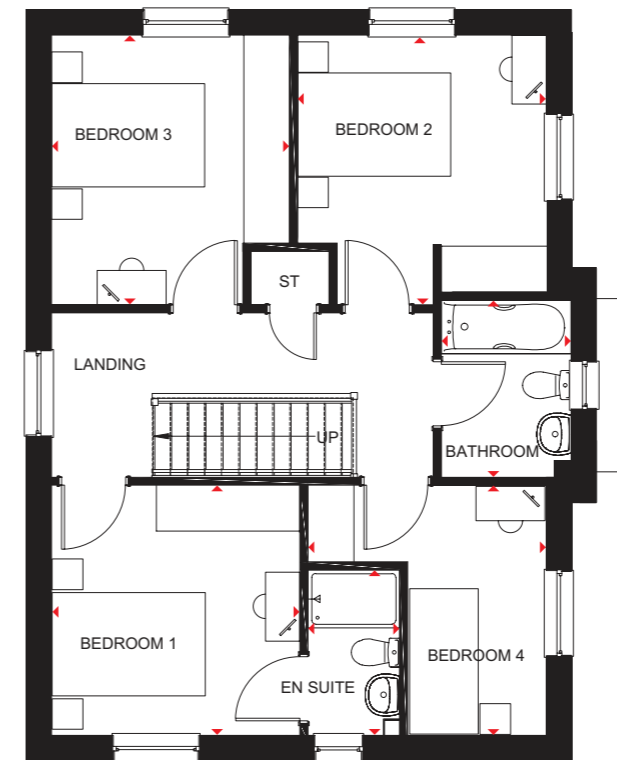
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Two further double bedrooms, a single bedroom and a family bathroom make this a great family home



Ground Floor

Lounge	6464 x 3429mm	21'2" x 11'3"
Kitchen/Dining	6464 x 3238mm	21'2" x 10'7"
Utility	1715 x 2244mm	5'8" x 7'4"
WC	1867 x 1104mm	6'2" x 3'7"

[Approximate dimensions]



First Floor

Bedroom 1	3244 x 3270mm	10'8" x 10'9"
En Suite	1200 x 2164mm	3'11" x 7'1"
Bedroom 2	3249 x 3527mm	10'8" x 11'7"
Bedroom 3	3110 x 3527mm	10'2" x 11'7"
Bedroom 4	3115 x 3270mm	10'3" x 10'9"
Bathroom	1700 x 2315mm	5'7" x 7'7"

[Approximate dimensions]

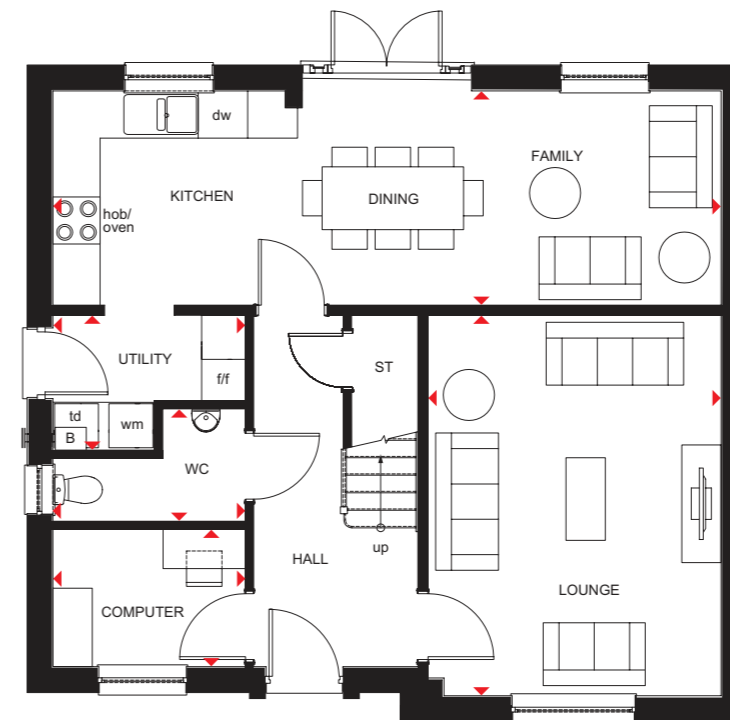
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

BALMORAL

4 BEDROOM DETACHED HOME



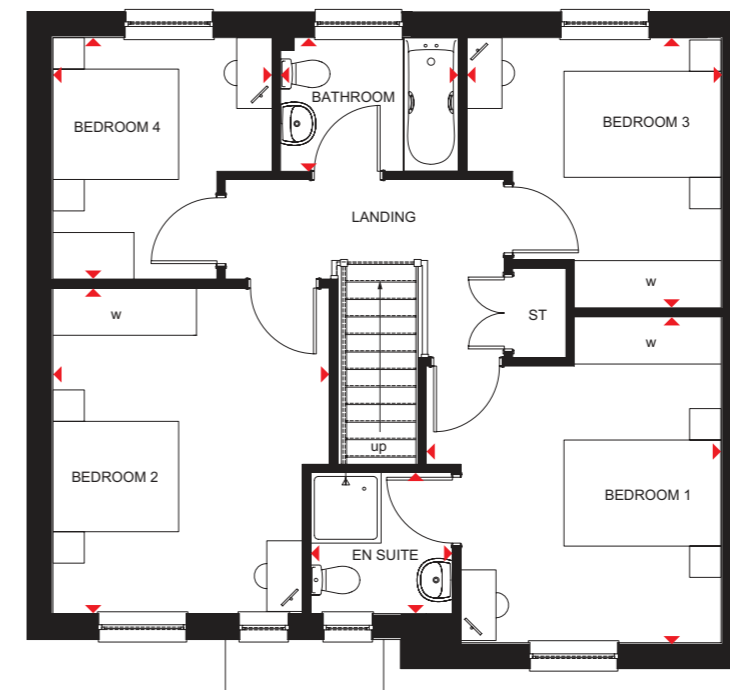
- Spacious, front-aspect lounge with room for all the family to relax
- Large open-plan fitted kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor includes separate utility area, WC and computer room
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2726mm	27'11" x 8'11"
WC	2449 x 1430mm	8'0" x 4'8"
Utility	2449 x 1717mm	8'0" x 5'8"
Computer	2449 x 1746mm	8'0" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3763 x 4146mm	12'4" x 13'7"
En Suite	1808 x 1767mm	5'11" x 5'10"
Bedroom 2	3509 x 4151mm	11'6" x 13'7"
Bedroom 3	3115 x 3436mm	10'3" x 11'3"
Bedroom 4	2978 x 3071mm	9'9" x 10'1"
Bathroom	2200 x 1698mm	7'3" x 5'7"

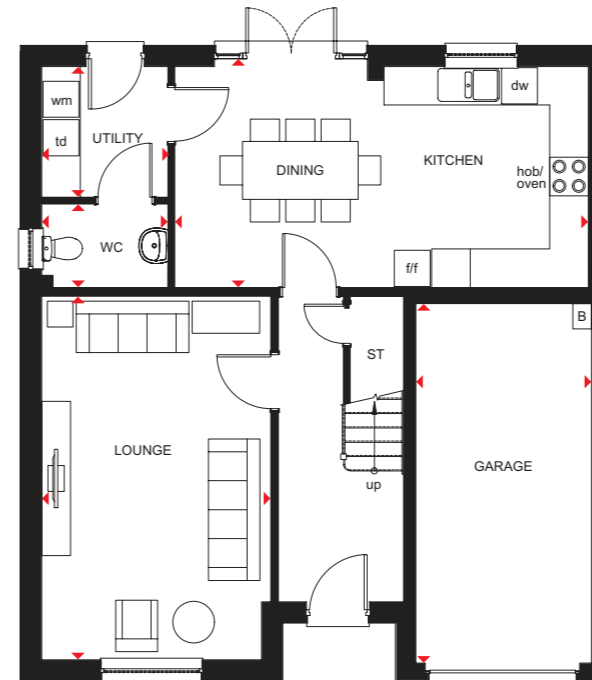
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

4 BEDROOM DETACHED HOME



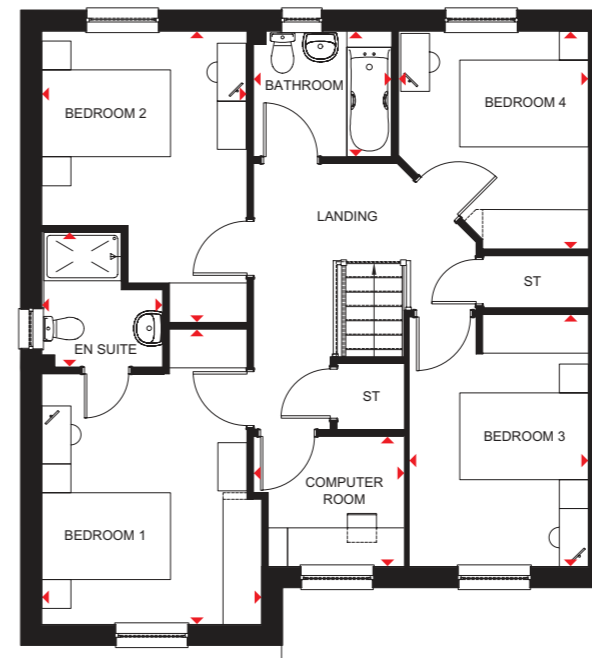
- Exceptional family home designed for flexible, modern living
- Spacious open-plan kitchen and dining area with French doors leading to the rear garden, and a separate utility room and WC
- Generous lounge has room to relax, while an integral garage provides added security
- Upstairs are four double bedrooms – the main with en suite – a family bathroom, and a computer room/study



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining	6432 x 3430mm	21'1" x 11'3"
Utility	1963 x 2025mm	6'5" x 6'8"
WC	1963 x 1300mm	6'5" x 4'3"
Garage	2737 x 5592mm	9'0" x 18'4"

(Approximate dimensions)



First Floor

Bedroom 1	3417 x 4589mm	11'3" x 15'1"
En Suite	1878 x 2100mm	6'2" x 6'11"
Bedroom 2	3178 x 4532mm	10'5" x 14'10"
Bedroom 3	2786 x 3919mm	9'11" x 12'10"
Bedroom 4	2952 x 3388mm	9'8" x 11'1"
Computer Room	2321 x 2023mm	7'7" x 6'8"
Bathroom	2150 x 1954mm	7'1" x 6'5"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

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