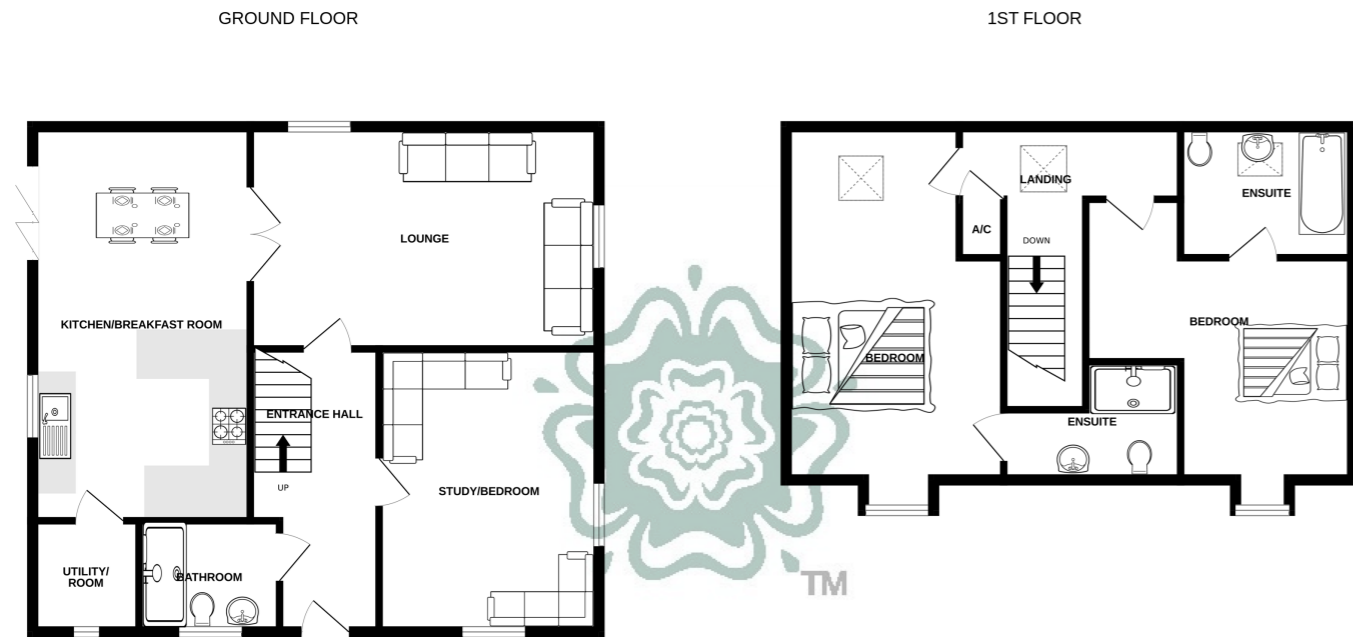


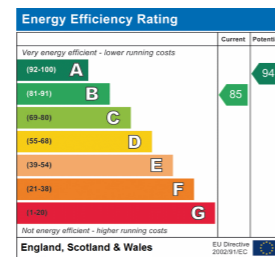
# Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



## 21, Whitebeam Close

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# A truly stunning three bedroom detached chalet style bungalow, built in 2020 and fronting on to open green space.

- 18ft lounge.
- Ground floor bedroom/family room.
- Driveway providing off-road parking for two cars.
- 21ft kitchen/breakfast room with bifold doors.
- Two double bedrooms with ensembles.
- South facing rear garden.

## Ground Floor

### Entrance Hall

Entrance door to the front, porcelain flooring with underfloor heating.

### Lounge

18' 4" x 11' 9" (5.59m x 3.58m) Oak double glazed doors, double glazed windows to the front and side with plantation blinds, engineered oak flooring with underfloor heating.

### Study/Bedroom Three

14' 11" x 11' 6" (4.55m x 3.51m) Engineered oak flooring with underfloor heating, double glazed windows to the front and side with plantation blinds.

### Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front, heated towel rail.

### Kitchen/Breakfast Room

20' 10" x 11' 4" (6.35m x 3.45m) A range of base and wall mounted units with Silestone work surfaces over and under lighting, 1.5 basin stainless steel sink and drainer, breakfast bar, double oven and AEG hob, integrated fridge freezer and dishwasher, double glazed window and bifolding doors to the rear, underfloor heating.

### Utility

Silestone work surfaces, space and plumbing for washing machine and tumble dryer, boiler, double glazed window to the side.

## First Floor

### Landing

Airing cupboard housing hot water tank, Velux window, radiator.

### Bedroom One

18' 8" x 11' 5" (5.69m x 3.48m) Access to loft, double glazed window to the front, radiator.

### Ensuite One

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

### Bedroom Two

14' 9" x 13' 11" (4.50m x 4.24m) Double glazed windows to the front and side, radiator.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, Velux window.

## Outside

### Rear Garden

A south facing rear garden, mainly laid to lawn with patio seating area, timber fencing, external power points and tap.

### Parking

Driveway providing off-road parking for two cars.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

