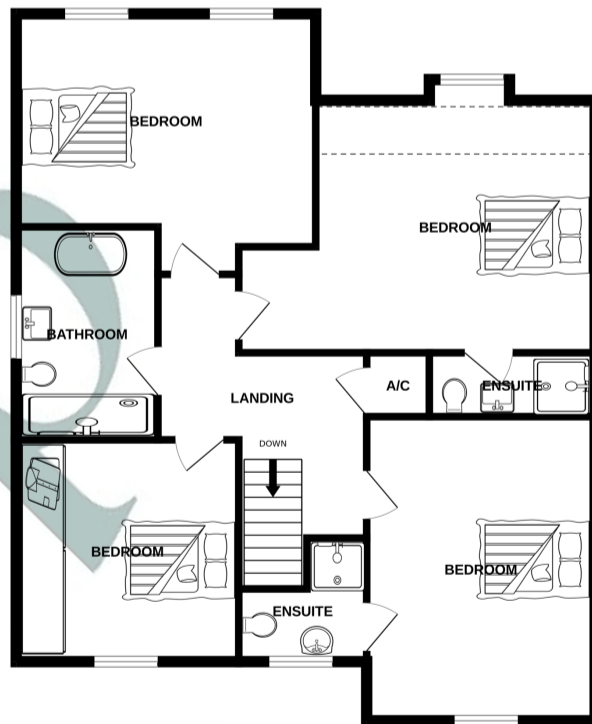
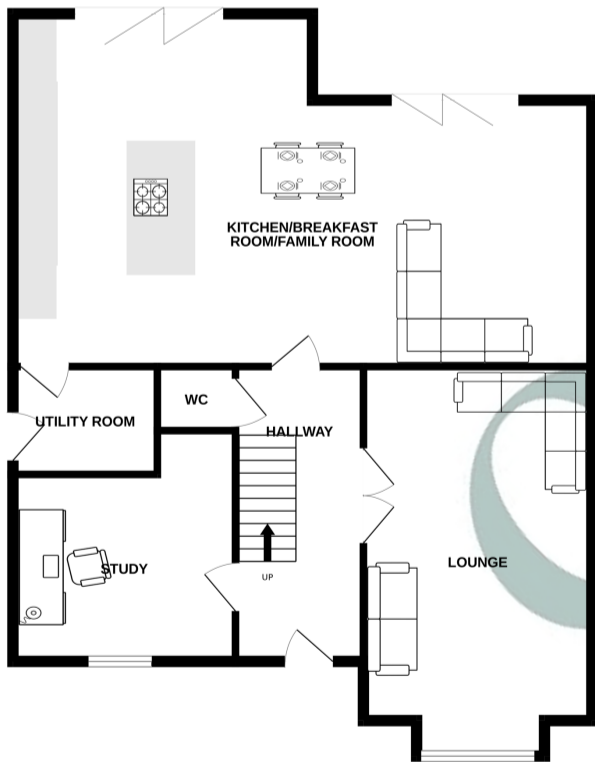




GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	90
England, Scotland & Wales			

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 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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

This recently built, four-bedroom detached home in Gravenhurst features a spacious 32ft kitchen/dining/family room and a double garage, perfect for modern family living.

- Separate lounge and study/family room.
- Four double bedrooms.
- Family bathroom and two ensuites.
- Large double garage plus ample off-road parking.
- Magnificent 32ft kitchen/dining/family room.

Ground Floor

Entrance Hall

Entrance door and double glazed window to the front, oak flooring with underfloor heating.

Cloakroom

A suite comprising of a low level WC, wash hand basin, oak flooring with underfloor heating.

Lounge

21' 8" into bay x 11' 11" (6.60m x 3.63m) Double glazed bay window to the front, oak flooring with underfloor heating.

Study/Family Room

11' 7" x 9' 4" (3.53m x 2.84m) Double glazed window to the front, oak flooring with underfloor heating.

Kitchen/Dining/Family Room

Max. 31' 6" x 18' 3" (9.60m x 5.56m) A range of base and wall mounted units with quartz work surfaces over, central island with breakfast bar, stainless steel sink and drainer, double ovens and Siemens 5 ring electric hob and extractor hood, integrated fridge freezer and dishwasher, two set of bi-folding doors opening to the rear garden, oak flooring with underfloor heating.

Utility

Space for appliances, door to side, oak flooring with underfloor heating.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, radiator.



Bedroom One

17' 1" x 12' 01" (5.21m x 3.68m) Double glazed window to the rear with fitted blinds, radiator.

Ensuite One

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

Bedroom Two

15' 9" x 12' 0" (4.80m x 3.66m) Double glazed window to the front, radiator.

Ensuite Two

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

Bedroom Three

13' 9" x 12' 3" (4.19m x 3.73m) Wall panelling, two double glazed windows to the rear, two radiators.

Bedroom Four

11' 5" incl. wardrobes x 10' 5" (3.48m x 3.17m) Fitted wardrobes, double glazed window to the front with fitted blinds, radiator.

Bathroom

A suite comprising of a roll top bath and separate walk-in shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

Mainly laid to lawn with patio area, outside tap and lights, side gate and access to garage.

Double Garage

Two up and over doors, power and light.

Parking

Driveway providing ample off-road parking.

