

## General

## Useful Information

### Kitchen

An open-plan bespoke German Leicht kitchen has been carefully designed by Hub Interiors to compliment the sociable living space. The kitchen comprises of Calacatta gold quartz worktops and matching quartz wall cladding, a Calacatta gold quartz island with a Novy induction hob centred in the middle and units in the colour of ‘Olmo Grigo’ with panels in ‘Platinum’. Integrated appliances include Siemens larder fridge and larder freezer, two Siemens iQ700 ovens, Siemens dishwasher, Siemens wine fridge and Quooker flex hot water tap. There are two hidden doors which leads through to an adjoining pantry and utility room, both with plenty of shelving and storage space. Through the aluminium Visoglide sliding doors, you will find the landscaped and private rear courtyard.

### Bedroom One & En-Suite

The entire second floor hosts the primary bedroom, with a vaulted ceiling and four Velux windows making the room light and airy, along with Dowsing & Reynolds symmetrical wall lights to either side of the bed and a feature ceiling light. Two Porta Pivot sideways doors take you through to the en-suite, designed by Arno bathrooms and supplied by Pietracasa with Inalco tiling. The en-suite is nothing short of luxury with bespoke his and hers sinks, a wall-to-wall mirror with feature lighting and a double enclosed walk-in shower with recess shelving. Novomobili wardrobes and shelving installed by Abitalia have been fitted either side of the en-suite, allowing for extra storage in a discrete way.

### Bathrooms

Each bathroom is individually designed by Arno Bathrooms to a high specification, each finished with Italian porcelain tiling throughout. The Pietracasa bathrooms and en-suites are stylish and comprise of bespoke mirrors and demister pads.

### Bedrooms

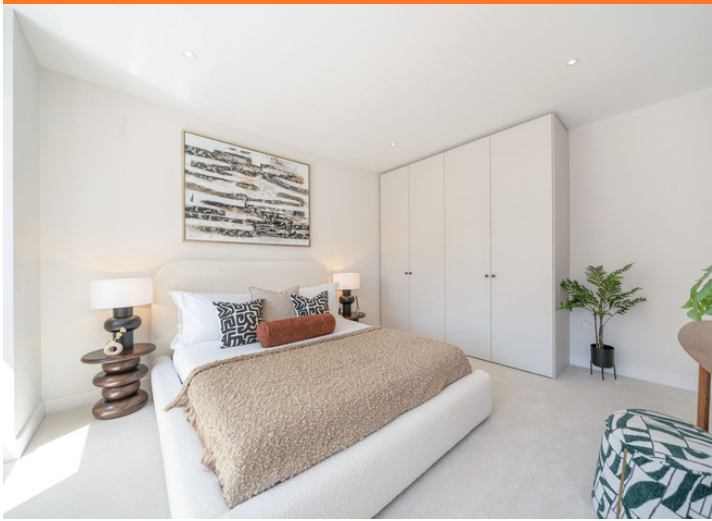
All bedrooms are generously sized, with bedrooms two and three offering bespoke fitted Abitalia wardrobes.

### Outside

The property benefits from a private and low maintenance rear courtyard with feature outside lighting.

### Driveway

To the front of the property, there is a blockpaved driveway with parking for two vehicles and a turning circle.



## Floors

## Ground Floor

Kitchen: 8.62m x 5.24m (28'3" x 17'2")  
Living Room: 4.39m x 3.31m (14'5" x 10'10")

## First Floor

Bedroom Two: 4.81m x 3.88m (15'9" x 12'9")  
Bedroom Three: 3.50m x 3.04m (11'6" x 10")  
Bedroom Four: 3.28m x 3.04m (10'9" x 10")  
Bathroom: 2.28m 1.60m (7'6" x 5'3")

## Second Floor

Bedroom One: 3.03m x 6.46m (9'11" x 21'2")

## Agents Notes

## Information

Sash style UPVC windows with black exterior and white interior.  
System boiler with a water tank located on the first floor landing.  
Underfloor heating throughout the ground floor.  
Fully-owned solar panels.  
EPC Rating: B  
Council Tax Band: TBC

## Stamp Duty

First Time Buyer: £63,750  
Moving Home: £63,750  
Additional Property: £123,750