

The NOTTSWOOD (Plots 1, 3, 12, 13, 16 & 18)

4 Bedroom Detached Home



This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be happy to discuss the external finish on any specific plot with you.

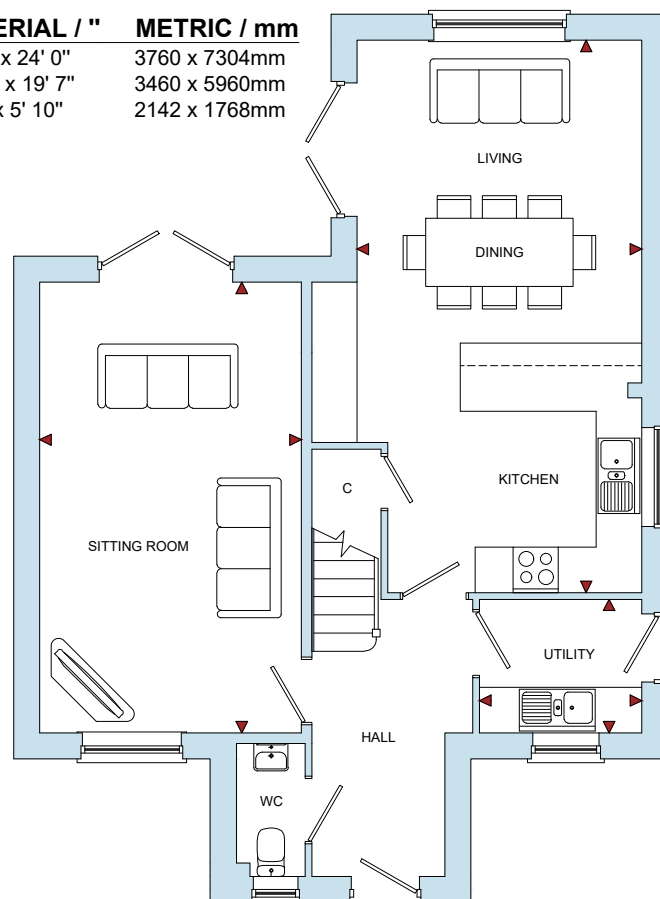
The NOTTSWOOD (Plots 1, 12, 13, 16 & 18)

Old Elm Rise

4 Bedroom Detached Home

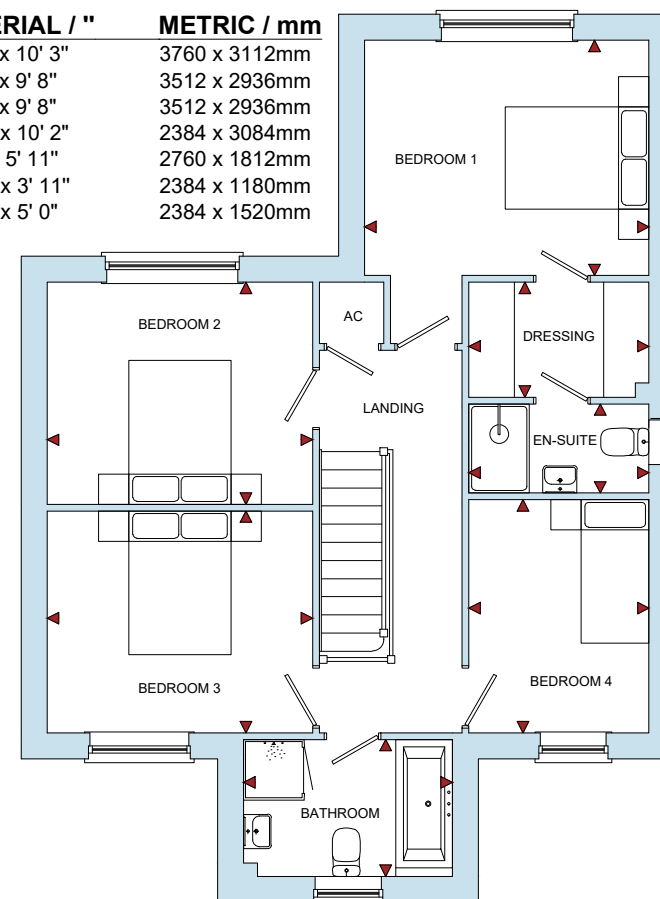
Longhope, Gloucestershire, GL17 0LQ

ROOM	IMPERIAL / "	METRIC / mm
Living / Kitchen / Dining	12' 4" x 24' 0"	3760 x 7304mm
Sitting Room	11' 4" x 19' 7"	3460 x 5960mm
Utility	7' 0" x 5' 10"	2142 x 1768mm



GROUND FLOOR

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 4" x 10' 3"	3760 x 3112mm
Bedroom 2	11' 6" x 9' 8"	3512 x 2936mm
Bedroom 3	11' 6" x 9' 8"	3512 x 2936mm
Bedroom 4	7' 10" x 10' 2"	2384 x 3084mm
Bathroom	9' 1" x 5' 11"	2760 x 1812mm
En-Suite	7' 10" x 3' 11"	2384 x 1180mm
Dressing Room	7' 10" x 5' 0"	2384 x 1520mm



FIRST FLOOR

TOTAL FLOOR AREA
1393ft² / 129.4m²

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We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.

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Key Features/Included Specification

- Choice of Kitchens and Laminate Worktops
- Breakfast Bar to Kitchen
- Choice of Wall Tiles & Floor Tiles to Kitchens & Bathrooms
- Separate Utility Room with Stainless Steel Single Bowl Sink & Tap
- AEG Built Under Double Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- AEG Full Height Integrated Fridge/Freezer
- Walk in Dressing Room & Ensuite to Bedroom 1 with Mira Shower Enclosure
- Family Bathroom with Separate Shower Cubicle & Geberit Sanitaryware
- Large Open Plan Kitchen/Diner & Living Area with French Doors to Rear Garden
- Spacious Sitting Room with French Doors to Rear Garden
- Worcester Bosch Energy Efficient Gas Boiler
- Chrome Towel Radiator to Bathroom & Ensuite
- Downstairs W/C
- Oak Cottage Doors with Chrome Ironmongery
- Choice of Carpets
- Wiring for Alarm System
- Electric Car Charging Point
- External Tap (Below kitchen window unless otherwise stated)
- Landscaped Front Garden
- Single Garage with Additional Parking
- 10 Year LABC Structural Guarantee

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