

No.8

4 Bedroom Detached Home



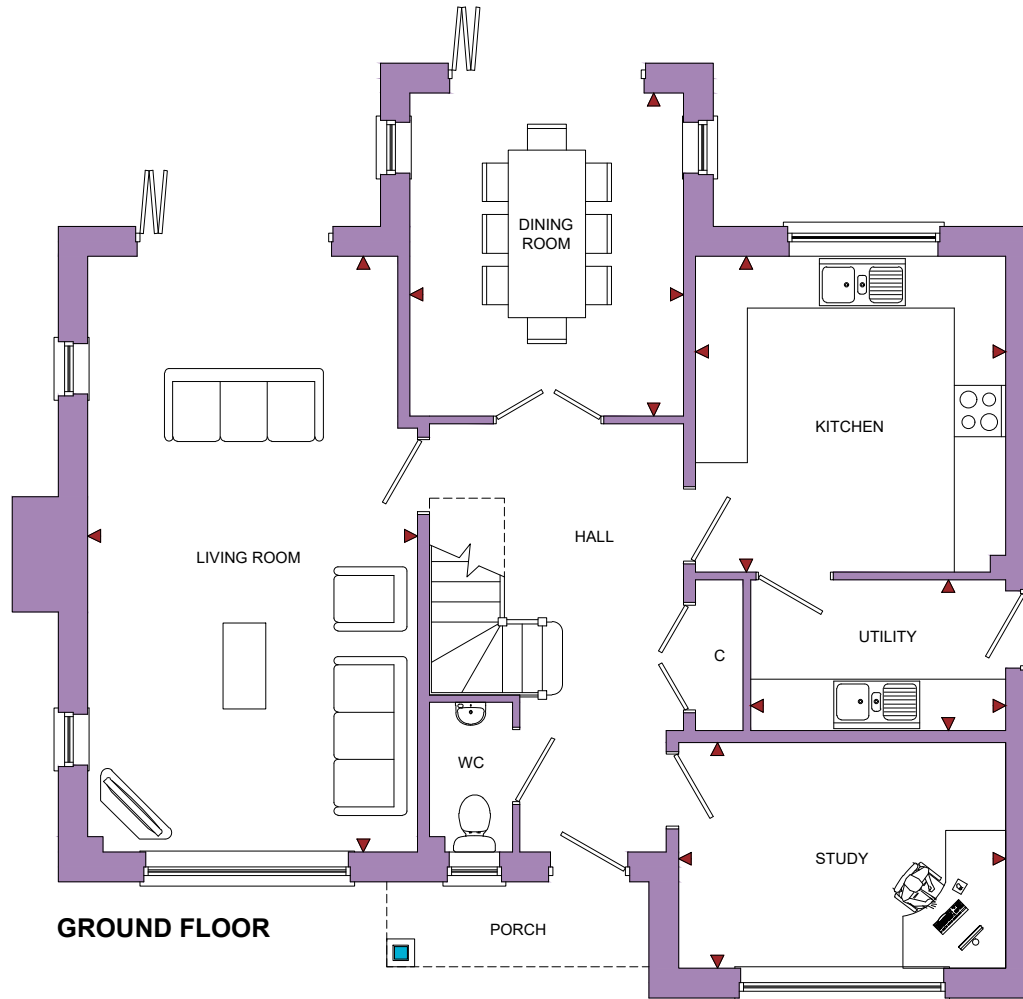
This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. Our sales representative will be happy to discuss the external finish on any specific plot with you.

No.8

4 Bedroom Detached Home

The Oaks

Lea, Ross-on-Wye, HR9 7LQ



ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 7" x 22' 9"	3835 x 6935mm
Kitchen	11' 10" x 12' 1"	3610 x 3675mm
Dining Room	10' 6" x 12' 4"	3185 x 3760mm
Study	12' 6" x 8' 7"	3810 x 2625mm
Utility	9' 9" x 5' 9"	2972 x 1757mm

TOTAL FLOOR AREA
1854ft² / 172.7m²

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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. Please do not use this information for purchase of furnishings and furniture.

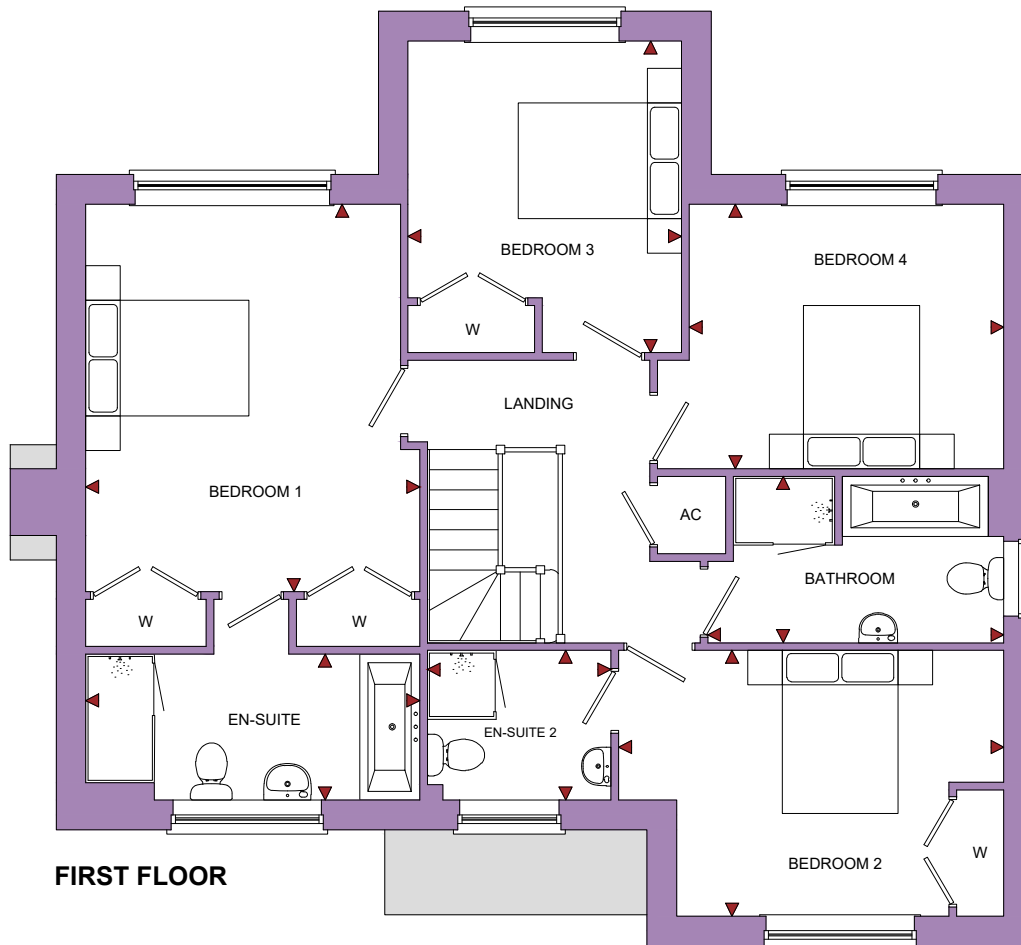

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ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 9" x 14' 10"	3887 x 4509mm
Bedroom 2	14' 9" x 10' 2"	4485 x 3093mm
Bedroom 3	10' 6" x 11' 11"	3185 x 3626mm
Bedroom 4	12' 0" x 10' 1"	3662 x 3078mm
Bathroom	11' 4" x 6' 4"	3447 x 1938mm
En-Suite	12' 9" x 5' 7"	3887 x 1700mm
En-Suite 2	7' 0" x 5' 9"	2137 x 1743mm

TOTAL FLOOR AREA
1854ft² / 172.7m²

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Key Features/Included Specification

- Choice of Premium Range Kitchen Units
- Choice of Granite or Solid Wood Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets
- Hardwood Staircase
- Oak Internal Doors with Chrome Ironmongery
- Bosch Integrated Double Oven, 90cm Gas Hob, Fridge Freezer, Dishwasher and Washing Machine
- Downlighters to Kitchen and Bathrooms
- Ideal Standard Sanitaryware with Mira Showers
- Feature Full Height Window to Master Bedroom Providing Stunning Views
- Choice of Wood Burning Stove
- Fully Integrated Security System
- Cat 5 Wiring Throughout
- Spacious Open Plan Kitchen/Dining Area with Bi Fold Doors to Rear Garden
- Large Lounge with Bi Fold Doors to Rear Garden
- Separate Study Ideal for working from home
- Ensuite to Master Bedroom and Bedroom 2
- Underfloor Heating to Ground Floor with Smart Controls
- Detached Double Garage with 4 Additional Parking Spaces
- Electric Car Charging Point
- Indian Flagstone Paving to Patio Areas

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