



A Contemporary Designed Two Bedroom Coach House

The entrance hallway of The Averham has convenient storage space and leads onto the staircase to the first floor. A generous sized integrated garage with store room, bin storage and additional convenient flexible storage. Outside the property also benefits from its own private rear garden area.

Upstairs, leads to a spacious and modern open plan style living/dining area and a stylish kitchen with integrated appliances. A hallway leads to a generous sized master bedroom with space for fitted wardrobes and a further large single bedroom. A family bathroom with full-height tiling, heated towel rail, contemporary sanitary ware is also located from the upstairs hallway. Gas central heating throughout is controlled by a modern “Hive” compatible smart thermostat.

Key Points

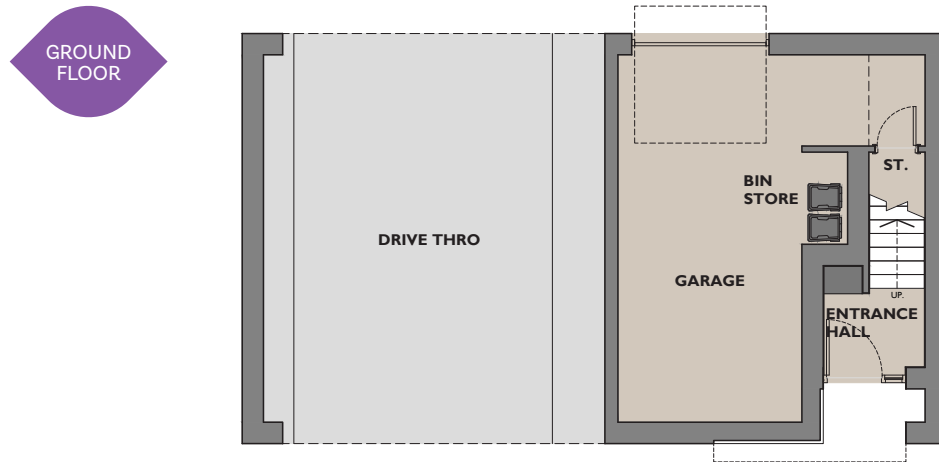
- A private rear garden
- Choice of a wide range of stylish kitchens with integrated appliances
- Integrated Garage with additional storage space.
- Master bedroom with space for fitted wardrobes
- Additional generous sized single bedroom/home office
- Gas central heating with Hive compatible smart thermostat
- Chrome electrical fittings throughout
- Fitted flooring throughout

The Averham

2 Bedroom Coach House

Type G Dimensions

All maximum unless stated otherwise. All taken to face of plaster as shown on drawings.



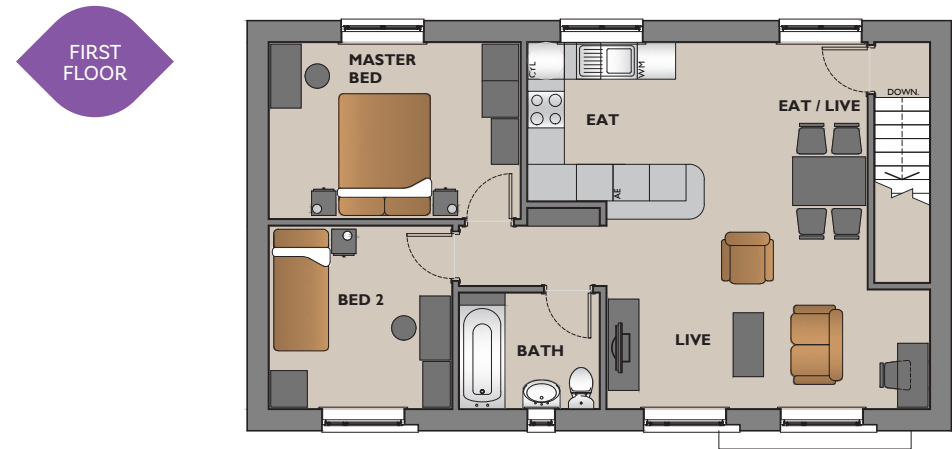
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GROUND FLOOR

Ground Floor

Garage – 3025mm x 6040mm.

Gross internal floor area – 70.5m².



The Averham

FIRST FLOOR

First Floor

Eat, Eat/Live & Live Room – 5577mm x 6105mm.

Master Bed – 2890mm x 4125mm.

Bed 2 – 3000mm x 3000mm.

Bath – 1900mm x 2300mm.

All images, photographs and dimensions are for illustrative purposes only and are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. The dimensions given are illustrative for this house type, individual properties may differ and dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.