



## An Attractive Three Bedroom Semi-Detached/Attached Home

The entrance hallway of The Edingley comprises of a downstairs WC, a winder staircase to the first floor and leads on to a light and spacious flexible open plan lounge/dining area. A stylish kitchen, with integrated appliances flows into the living and dining area. Convenient storage is located under the staircase for those essential items.

Bringing the outside in, chic bi-folding doors extend your living space onto a patio area and a well-proportioned rear garden. Additionally the property benefits from a dedicated external car port.

Upstairs, you'll find a master bedroom with space for fitted wardrobes and ensuite shower room, featuring contemporary full-height tiling. A family bathroom with full-height tiling, heated towel rail, contemporary sanitary ware serves a further spacious double bedroom and a generous sized single bedroom. Gas central heating throughout is controlled by a modern "Hive" compatible smart thermostat.

### Key Points

- Bi-folding doors to the rear garden space and patio area
- Choice of a wide range of stylish kitchens with integrated appliances
- Dedicated Car Port
- Master bedroom with ensuite shower room.
- Additional double bedroom and a generous sized single bedroom/home office
- Gas central heating with Hive compatible smart thermostat
- Chrome electrical fittings throughout
- Fitted flooring and carpets throughout

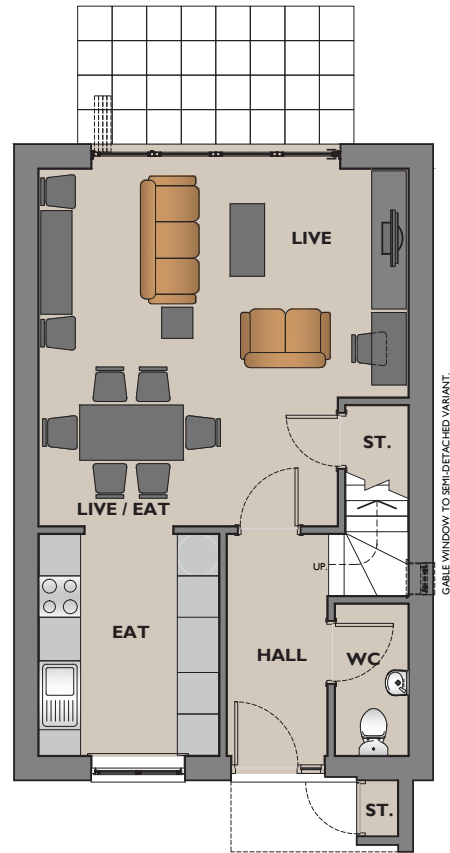
# The Edingley

## 3 Bedroom Home

## Type J Dimensions

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

GROUND  
FLOOR



### The Edingley

GROUND FLOOR

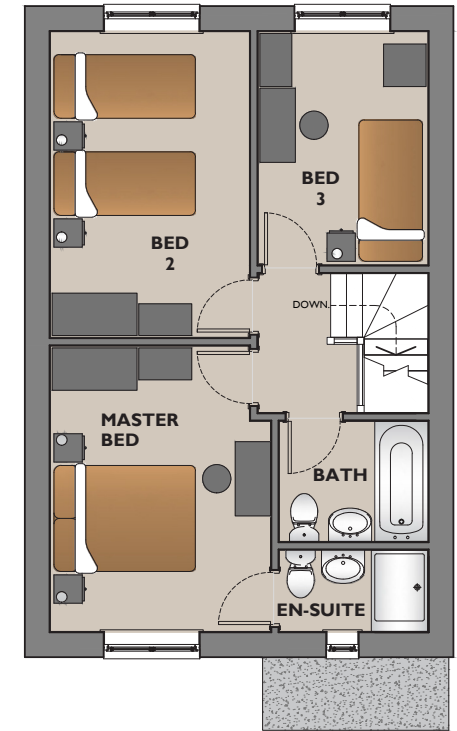
#### Ground Floor

**Live & Live/Eat** – 5165mm x 5340mm.

**Eat** – 2600mm x 3200mm.

**WC** – 1050mm x 2190mm.

FIRST  
FLOOR



### The Edingley

FIRST FLOOR

#### First Floor

**Master Bed** – 3115mm x 4035mm.

**Bed 2** – 2815mm x 4325mm.

**Bed 3** – 2400mm x 3300mm.

**Bath** – 1700mm x 2100mm.

**En-suite** – 1150mm x 2100mm.

**Gross internal floor area** – 91m<sup>2</sup>.

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.