



Contemporary Three Bedroom Linked Semi-Detached/Attached Homes

The entrance hallway of The Rolleston comprises of a downstairs WC and a winder staircase to the first floor. This leads on to a stylish kitchen/dining area with sliding doors to the rear to extend your living space onto a patio area and a well-proportioned rear garden. The property also benefits from an integrated car port and driveway.

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

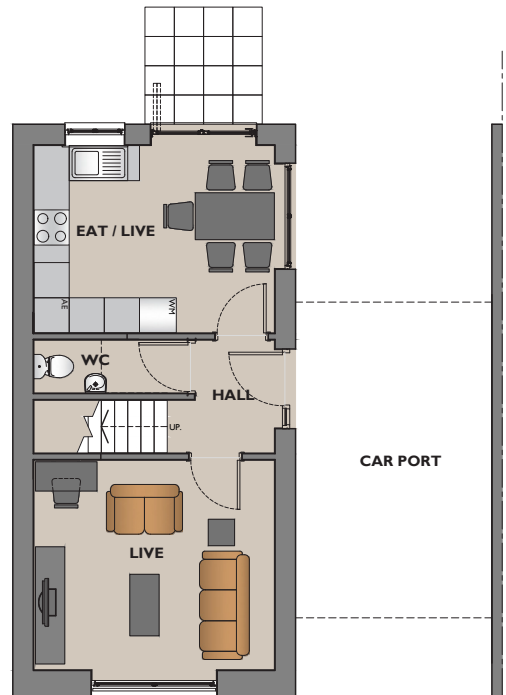
Key Points

- Sliding doors to the rear garden space and patio area
- Choice of a wide range of stylish kitchens with integrated appliances
- Integrated 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

Type L Dimensions

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

GROUND FLOOR



The Rolleston

GROUND FLOOR

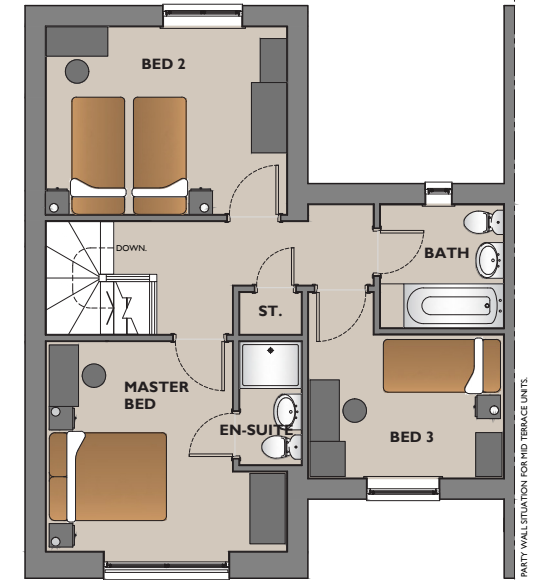
Ground Floor

Live – 4100mm x 3575mm.

Eat / Live – 3200mm x 4100mm.

WC – 900mm x 2625mm.

FIRST FLOOR



The Rolleston

FIRST FLOOR

First Floor

Master Bed – 3575mm x 4100mm.

Bed 2 – 3200mm x 4100mm.

Bed 3 – 3165mm x 3325mm.

Bath – 2100mm x 2100mm.

En-suite – 1050mm x 2100mm.

Store – 715mm x 1050mm.

Gross internal floor area – 91m².

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.