



Eye Catching 3 Bedroom 2.5 Storey Elegant Home

The hallway of The Gonalston leads to a stylish kitchen, with integrated appliances and a light and spacious flexible living and dining area which can be tailored from open plan to separate rooms to suit your individual preference. Bi-fold doors extend your living space onto a patio area and a well-proportioned rear garden. Downstairs there is also a separate WC accessed from the main hallway

Upstairs, to the first floor, you'll find a family bathroom with full-height tiling, heated towel rail, with contemporary bath and sanitaryware which serves a further double bedroom and a very generous sized single bedroom. On the landing you'll find a storage cupboard.

A further staircase leads up to the second floor Master Suite with ensuite shower room, featuring contemporary full-height tiling and a space for fitted wardrobes. Further spacious/flexible storage is also provided for those essential items.

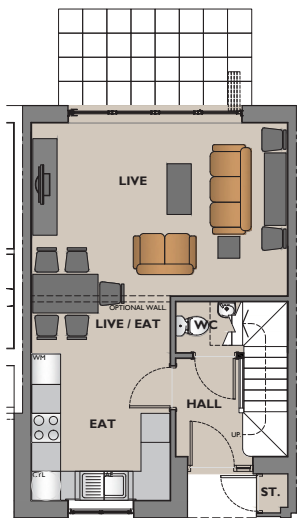
Gas central heating throughout is controlled by a modern "Hive" compatible smart thermostat.

Key Points

- Bi-folding doors to the rear garden space and patio area
- Choice of a wide range of stylish kitchens with integrated appliances
- Option for open plan or separate room downstairs layout
- Separate downstairs WC,
- Master bedroom with ensuite shower room.
- Additional double bedroom and a generous sized single bedrooms/home office
- Gas central heating with Hive compatible smart thermostat
- Chrome Electrical fittings throughout
- Unique external front secure delivery store – Perfect for home deliveries

Type N Dimensions

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



GROUND FLOOR

The Gonalston

GROUND FLOOR

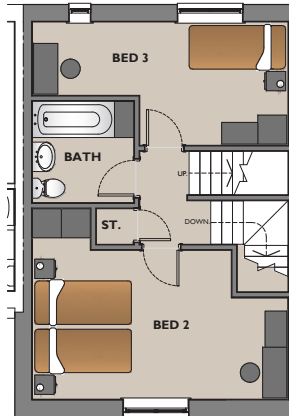
Ground Floor

Live – 3580mm x 5295mm
(assuming 'wall' between Live and Eat room).

Eat – 2865mm x 4110mm
(assuming 'walls' between Live / Eat room).

WC – 1050mm x 1400mm.

External Store – 525mm x 810mm.



FIRST FLOOR

The Gonalston

FIRST FLOOR

First Floor

Master Bed – 3970mm x 3085mm.

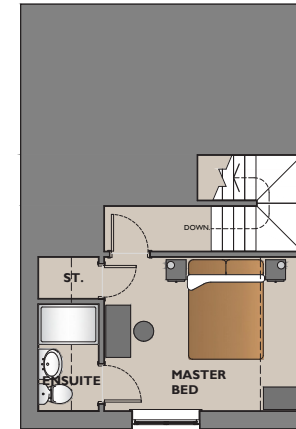
Bed 2 – 4120mm x 3945mm
(assuming 'wall' between Bed 2 and optional En-suite).

Optional En-Suite – 1050mm x 2100mm
(assuming 'wall' between En-suite and Bed 2).

Bed 3 – 2555mm x 5295mm.

Bath – 2100mm x 2100mm.

Store (1st floor) – 735mm x 775mm.



ATTIC FLOOR

The Gonalston

ATTIC LAYOUT

Attic Floor

En-suite (attic) – 1200mm x 2135mm.

Store (attic) – 825mm x 1200mm.

Gross internal floor area – 101m².

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.