



A Sophisticated Four Bedroom Executive Detached Home

The hallway of The Caunton 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's a large WC, a separate utility room with space for a washing machine leading on to a generous sized attached garage with space to store essential garden equipment.

Upstairs, you'll find a master bedroom with space for fitted wardrobes and en-suite shower room, featuring contemporary full-height tiling. A family bathroom with full-height tiling, heated towel rail, contemporary sanitary ware which serve a further double bedroom and two generous sized single bedrooms. On the landing you'll find a storage cupboard. 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
- Attached garage with generous proportions
- Separate downstairs utility room
- Master bedroom with ensuite shower room.
- Additional double bedroom and two generous sized single bedrooms/home office
- Gas central heating with Hive compatible smart thermostat
- Unique external front secure delivery store – Perfect for home deliveries

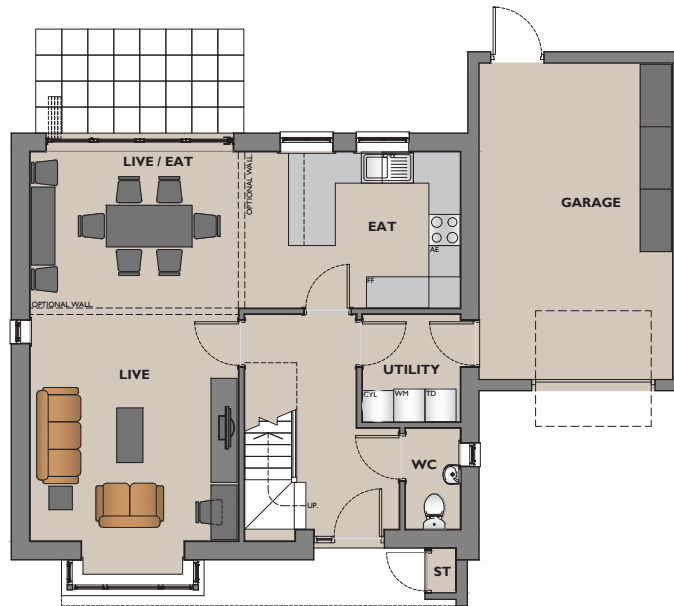
The Caunton

4 Bedroom Detached Home

Type O Dimensions

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

GROUND
FLOOR



The Caunton
GROUND FLOOR

Ground Floor

Live – 4000mm x 4350mm (excluding bay, and assuming 'wall' between Live and Live / Eat room).

Live / Eat – 4000mm x 3000mm (assuming 'walls' between Live/ Eat room).

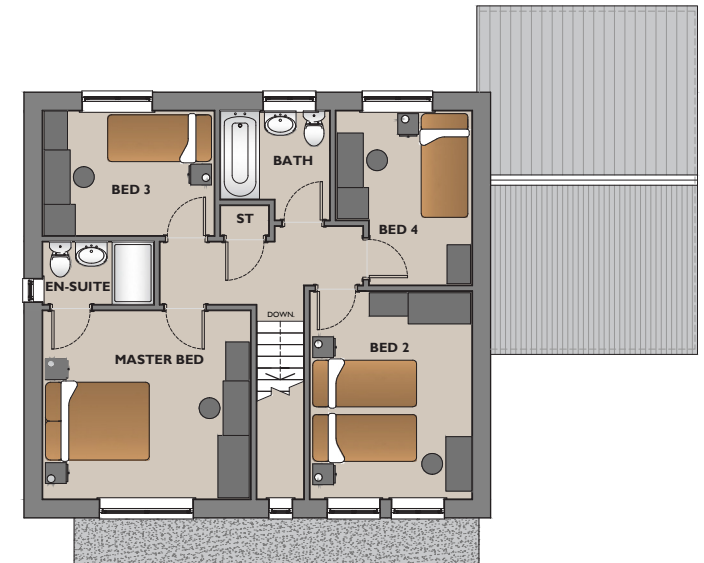
Eat – 4140mm x 3000mm (assuming 'wall' between Live / Eat room).

Utility – 1875mm x 2050mm.

WC – 1050mm x 1940mm.

Garage – 3700mm x 6050mm.

FIRST
FLOOR



The Caunton
GROUND FLOOR

First Floor

Master Bed – 4000mm x 3625mm.

Bed 2 – 3100mm x 4000mm.

Bed 3 – 3300mm x 2400mm.

Bed 4 – 2600mm x 3350mm.

Bath – 2100mm x 2100mm.

En-suite – 1200mm x 2100mm.

Gross internal floor area – 124.5m².

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.