

**Plot 1** | Bradbery Grove, Syresham

£735,000



4 Bedrooms

ABOUT THIS PROPERTY

- Large open plan Kitchen/Family/Dining room
- Utility room
- Living room with woodburner
- Study and downstairs WC
- Bedrooms 1 and 2 with en suites
- Family bathroom
- Air source heat pump underfloor heating to the ground floor and radiators to first floor
- Detached double garage with additional parking

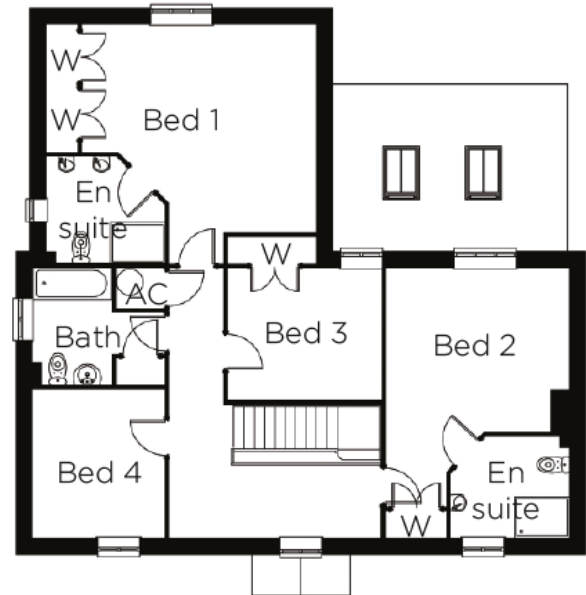
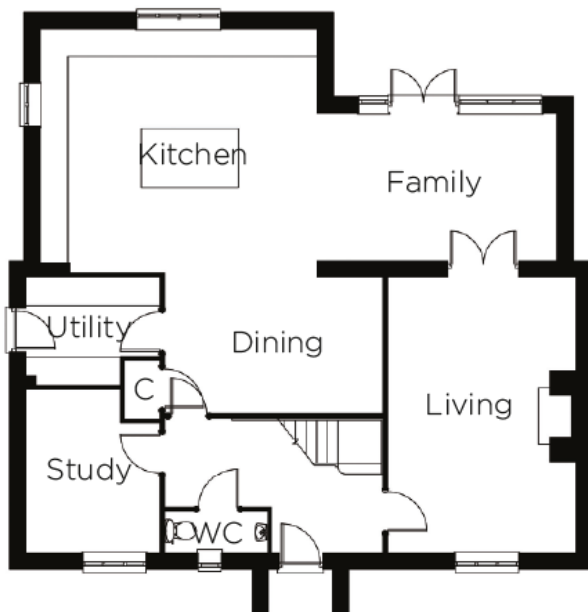
INCLUDED AS STANDARD

- Choice of Symphony kitchen units with granite or quartz worktops and upstand*
- Integrated Neff kitchen appliances*
- Choice of laminate worktop with splash back tiling to the utility room*
- Choice of sanitary ware from Ideal Standard Sottini range*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathrooms & en suites*
- Choice of wall paint colours*
- Heated chrome towel rails to bathrooms and en suites
- Alarm to house and garage
- Outside tap
- Turf to front and rear gardens

* subject to stage of construction

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Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.



GROUND FLOOR DIMENSIONS

- Living room: 5.9m x 4m
- Kitchen: 5.8m x 5.2m
- Dining: 4.6m x 2.9m
- Family room: 5.1m x 3.1m
- Study: 3.5m x 2.8m
- Utility: 2.8m x 2.2m
- WC: 2.2m x 0.9m

FIRST FLOOR DIMENSIONS

- Bedroom 1: 5.1m x 4.5m (excl. wardrobe)
- En suite 1: 2.6m x 2.3m
- Bedroom 2: 4m x 3.6m (excl. wardrobe)
- En suite 2: 2.6m x 2.2m
- Bedroom 3: 3.4m x 2.9m (excl. wardrobe)
- Bedroom 4: 3.2m x 2.2m
- Bathroom: 2.9m* x 2.5m*

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