



Plot 32 | Willowhurst, Priors Hall Park

£525,000

4 Bedrooms

#### ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Utility room
- Living room with woodburner
- Family room
- Downstairs WC & cloakroom
- Bedrooms 1 and 2 with en suites
- Family bathroom
- Air source heat pump underfloor heating to the ground floor and radiators to first floor
- Powder coated aluminium windows
- Large detached double garage with generous 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 6m x 4.6m
- Kitchen/Dining 6.2m x 5m
- Family room 4.1m x 4m
- Utility 4m x 2.2m
- WC & Cloakroom 2.1m x 2m



#### FIRST FLOOR DIMENSIONS

- Bedroom 1 5m x 3.7m (excl. wardrobe)
- En suite 1 2.6m x 2.4m
- Bedroom 2 4.5m x 4m (incl. wardrobe)
- En suite 2 2.1m x 1.8m (excl. shower)
- Bedroom 3 3.4m x 3.2m
- Bedroom 4 3.4m x 2.7m
- Bathroom 3.1m x 2.1m

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