



Plot 6 | Mill Lane, Gilmorton

£325,000

3 Bedrooms

#### ABOUT THIS PROPERTY

- Open plan kitchen/dining
- Living room with woodburner
- Utility room
- Downstairs WC
- Bedroom 1 with en suite
- Family bathroom
- Gas fired central heating system
- Parking for two cars

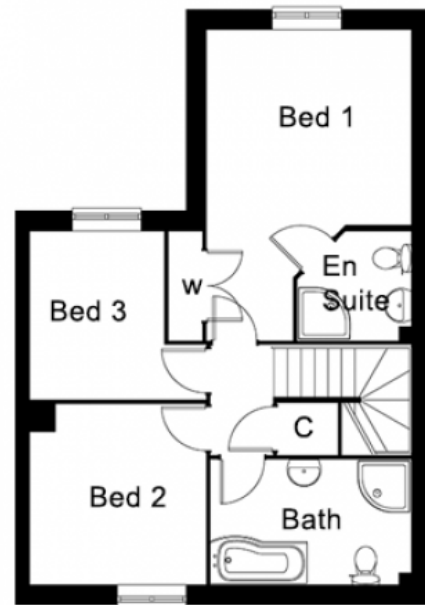
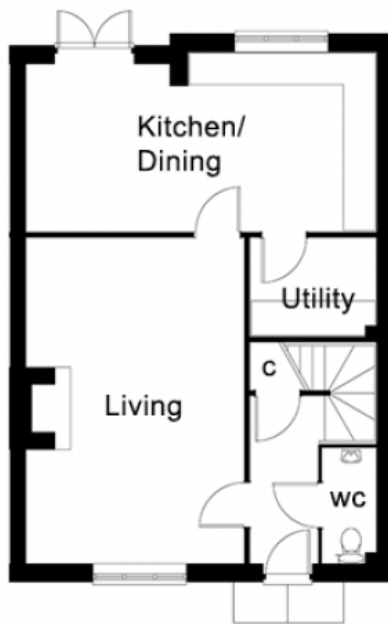
#### INCLUDED AS STANDARD

- 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 suite\*
- Choice of wall paint colours\*
- Heated chrome towel rails to bathroom and en suite
- 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: 6.1m x 4.1m
- Kitchen/dining: 6.3m x 3.3m
- Utility: 2.4m x 1.8m
- WC: 2.1m x 1m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 5.3m\* 3.3m\*\* x 3.3m\* 2.1m\*\* (incl. wardrobe)
- En suite: 1.9m\* x 1.9m\*
- Bedroom 2: 3.1m x 3m
- Bedroom 3: 2.9m x 2.3m
- Bathroom: 3.4m x 2.1m



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