



Plot 18 | St. Cuthberts Park, Great Glen

£540,000

4 Bedrooms

ABOUT THIS PROPERTY

- Open plan kitchen and family/dining room
- Living room with woodburner
- Study
- Utility 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
- Double garage

This plot is handed (from the image shown)

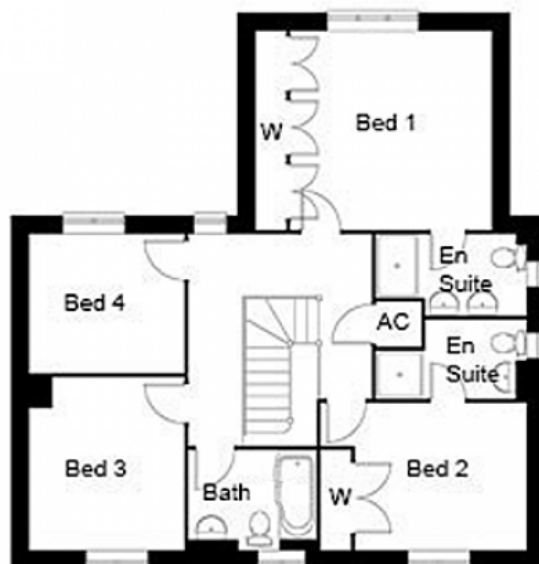
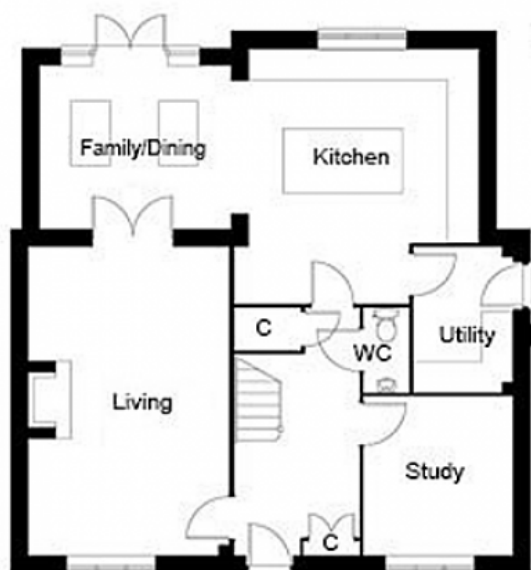
INCLUDED AS STANDARD

- Choice of A. Bell & Co kitchen units with granite or quartz worktops and upstand*
- Choice of laminate worktop with splash back tiling to the utility room*
- Integrated Neff kitchen appliances
- Choice of sanitary ware from Ideal Standard Sottini and Concept Range*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathroom & en suites*
- Choice of wall paint colours*
- Heated chrome towel rails to bathrooms and en suites
- Coving to living room, study, hall, stairs and landing
- Alarm to the 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 4m
- Kitchen: 5m* 3.8m** x 4.7m* 3.4m**
- Family/Dining: 3.8m x 3.2m
- Study: 3.1m x 2.9m
- Utility: 2.9m x 1.9m
- WC: 1.7m x 0.9m

FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.5m x 3.8m (incl. wardrobes)
- En suite 1: 2.9m* x 1.6m*
- Bedroom 2: 4m x 2.8m (incl. wardrobe)
- En suite 2: 2.9m* x 1.5m*
- Bedroom 3: 3.2m x 3m
- Bedroom 4: 3.2m x 2.7m
- Bathroom: 2.5m x 1.9m

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