



Plot 6 | Manor Farm Drive, Cattothorpe

£595,000

4 Bedrooms

ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Living room with woodburner
- Study
- Utility room
- Downstairs WC
- Bedrooms 1 & 2 with en suites
- Fibre broadband connection
- Air source heat pump providing underfloor heating to ground floor with radiators on first floor
- Double garage and additional parking

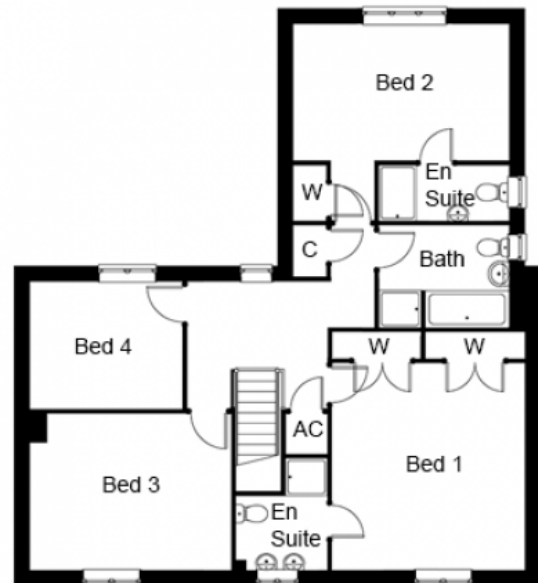
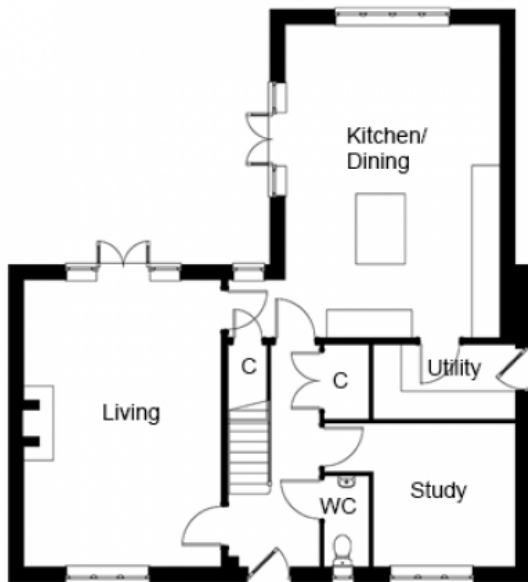
INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand*
- A-rated integrated Neff kitchen appliances (double oven, fridge, freezer, induction hob, hood & dishwasher)
- Choice of laminate worktop with splash back tiling to the utility room*
- Choice of sanitary ware from Ideal Standard*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility, bathroom & en suites*
- Choice of wall paint colours*
- Heated chrome towel rails to bathroom and en suites
- Eco design woodburner stove (2022 compliant) fitted in living room
- Fibre broadband connection
- Alarm to house and garage
- 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 4.2m
- Kitchen/Dining: 6.7m x 4.6m
- Study: 3.1m** x 3m**
- Utility: 3m x 1.6m
- WC: 1.9m x 0.9m

FIRST FLOOR DIMENSIONS

- Bedroom 1: 5m x 4.1m (incl. wardrobes)
- En suite: 1.9m x 1.6m (excl. shower)
- Bedroom 2: 4.6m x 2.9m (excl. wardrobe)
- En suite : 2.7m x 1.2m
- Bedroom 3: 4.3m x 3.3m
- Bedroom 4: 3.2m x 2.7m
- Bathroom: 2.7m x 2.2m

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