

**Plot 13** | Oakridge, North Kilworth

£525,000



4 Bedrooms

ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Utility room
- Living room with woodburner
- Downstairs WC
- Bedrooms 1 & 2 with en suite shower rooms
- Family bathroom
- Fibre broadband - up to 1Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to first floor
- Detached garage with additional parking

INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand*
- A-rated integrated Neff kitchen appliances (single oven, combination 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
- Fibre broadband connection
- Alarm to house and garage
- Turf to front and rear gardens
- Outside tap

* 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: 6.6m x 4.2m
- Kitchen: 5.5m* x 4.2m*
- Dining: 3.9m x 3.2m
- Utility: 2.2m x 2.2m
- WC: 2.2m x 0.9m

FIRST FLOOR DIMENSIONS

- Bedroom 1: 5m* x 4.5m (incl. wardrobes)
- En suite 1: 3.2m x 1.5m
- Bedroom 2: 3.9m x 3.1m
- En suite 2: 2.2m x 1.5m
- Bedroom 3: 3.7m x 3m
- Bedroom 4: 3.3m x 2.8m
- Bathroom: 2.6m x 2.2m

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