



Plot 11 | West Brook Fields, Yardley Hastings

£ 715,000

4 Bedrooms

#### ABOUT THIS PROPERTY

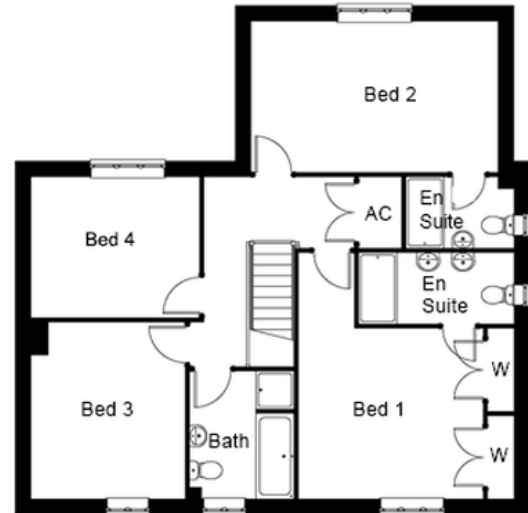
- Open plan kitchen/dining room
- Utility room
- Living room with woodburner
- Downstairs WC
- Bedrooms 1 & 2 with en suite shower rooms
- Family bathroom
- Fibre broadband - up to 1Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to first floor
- Detached double garage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

#### INCLUDED AS STANDARD

- Symphony kitchen units with quartz worktops and upstand
- Integrated NEFF kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
- Sanitary ware from Ideal Standard
- Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathrooms & en suite
- Heated chrome towel rails to bathroom and en suite
- Superfast FTTP broadband available with speeds up to 1 Gbps
- Alarm to house and garage
- Turf to front and rear gardens
- Outside tap

Call 01234 717700 Email [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) Visit [francisjacksonhomes.co.uk](http://francisjacksonhomes.co.uk)

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: 6.7m x 4.4m
- Kitchen: 4.5m x 4.1m
- Dining: 5.1m x 3.5m
- Utility: 2.2m x 2.2m
- WC: 2.2m x 0.9m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.5m x 4.5m\*\* (incl. wardrobes)
- En suite 1: 3.2m x 1.5m
- Bedroom 2: 5.1m x 3.1m
- En suite 2: 2.2m x 1.5m
- Bedroom 3: 3.7m x 3.2m
- Bedroom 4: 3.5m x 2.9m
- Bathroom: 2.6m x 2.1m

Call 01234 717700 Email [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) Visit [francisjacksonhomes.co.uk](http://francisjacksonhomes.co.uk)

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.

