Plot 12 | West Brook Fields, Yardley Hastings

£675,000 4 Bedrooms

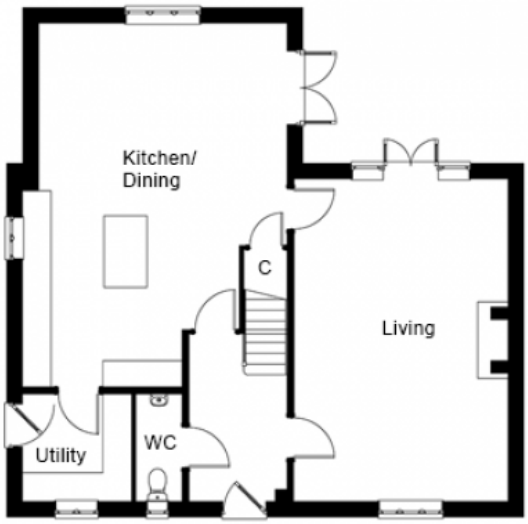
ABOUT THIS PROPERTY

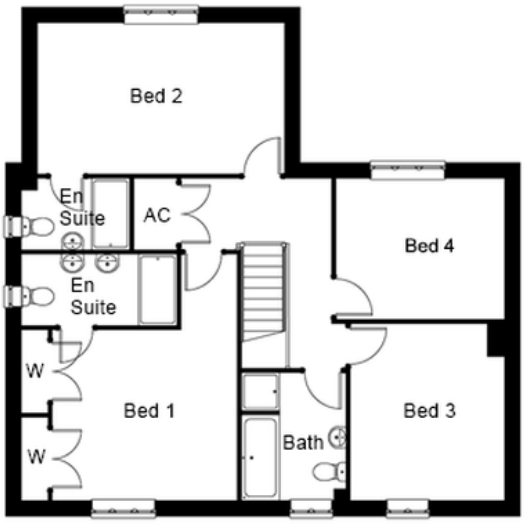
- Ready for occupation
- Countryside views
- Open plan kitchen/dining room
- Utility room
- Living room with woodburner
- Downstairs WC
- Bedrooms 1 & 2 with en suite shower rooms
- Family bathroom
- Fibre broadband - up to 1Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators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

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
- Bed 4: 3.5m x 2.9m
- Bathroom: 2.6m x 2.1m

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