



Plot 1 | Southwick Road, Glaphorn

£850,000

4 Bedrooms

ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Living room with woodburner
- Study
- Utility room
- Downstairs WC
- Beds 1 & 2 with en suites
- Fibre broadband - Up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to first floor
- Double garage
- EV charging point

INCLUDED AS STANDARD

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

* subject to stage of construction

Call 01234 717700 Email sales@francisjackson.co.uk Visit 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: 5.7m x 4m
- Kitchen/Dining: 9.7m max 4.7m min x 6.6m max 3.5m min
- Study: 3.6m x 3m
- Utility: 3m x 2m
- WC: 1.8m x 1.4m



FIRST FLOOR DIMENSIONS

- Bedroom 1: 5.4m max 3.2m min x 4.7m max 2.4m min (incl. wardrobes)
- En suite: 2.1m x 2m
- Bedroom 2: 4.5m x 3.5m
- En suite: 2.1m x 1.8m
- Bedroom 3: 4.1m x 2.7m min
- Bedroom 4: 3.1m x 2.9m
- Bathroom: 3m x 2.1m

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