



Plot 8 | Oakridge, North Kilworth

£615,000

4 Bedrooms

#### ABOUT THIS PROPERTY

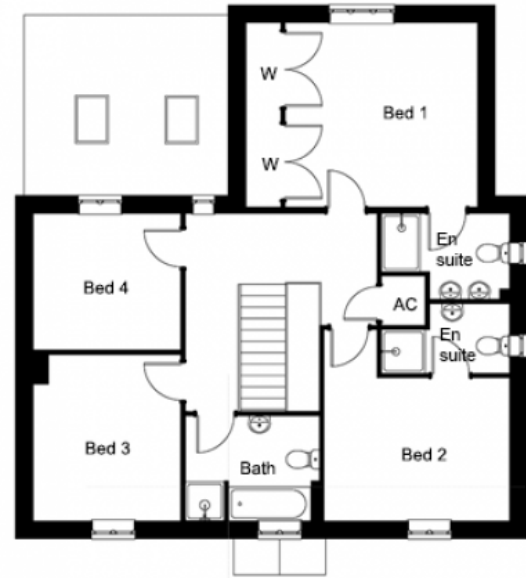
- Open plan kitchen/dining room
- Utility room
- Living room with woodburner
- Study
- Downstairs WC
- Bedrooms 1 & 2 with en suite shower rooms
- Family bathroom
- Fibre broadband - up to 1Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to first floor
- Detached double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

#### INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand\*
  - Integrated NEFF (or equivalent) 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\*
  - Chrome towel rails to all bathrooms
  - Superfast FTTP broadband available with speeds up to 1 Gbps
  - Alarm to house and garage
  - EV charging point
  - Turf to front and rear gardens
  - Outside tap
- \* subject to stage of construction

Call 01234 717700 Email [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) Visit [francisjacksonhomes.co.uk](https://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: 6.3m x 4.1m
- Kitchen: 4.8m x 3.8m
- Dining: 4.1m x 3.2m
- Study: 3.5m x 2.8m
- Utility: 3.5m x 2.1m max
- WC: 1.9m x 1.2m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1: 4.8m x 3.8m (incl. wardrobes)
- En suite 1: 2.6m x 1.8m max
- Bedroom 2: 3.8m x 3m
- En suite 2: 2.6m x 1.4m max
- Bedroom 3: 3.4m x 3m
- Bedroom 4: 3m x 2.8m
- Bathroom: 2.8m x 2.2m

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