



Plot 14 | Homefield, Little Houghton

£ Sold

 4 Bedrooms

#### ABOUT THIS PROPERTY

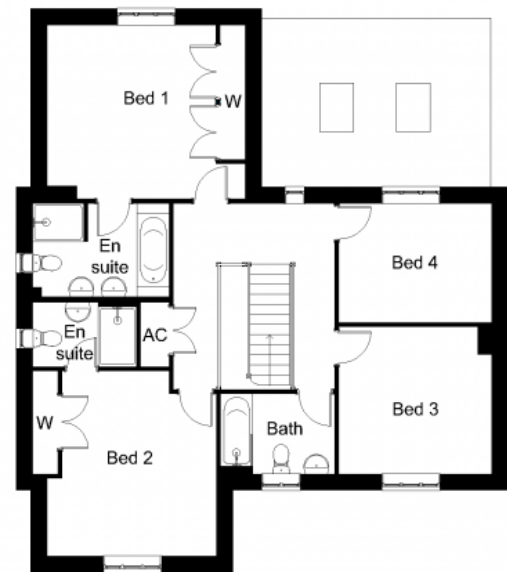
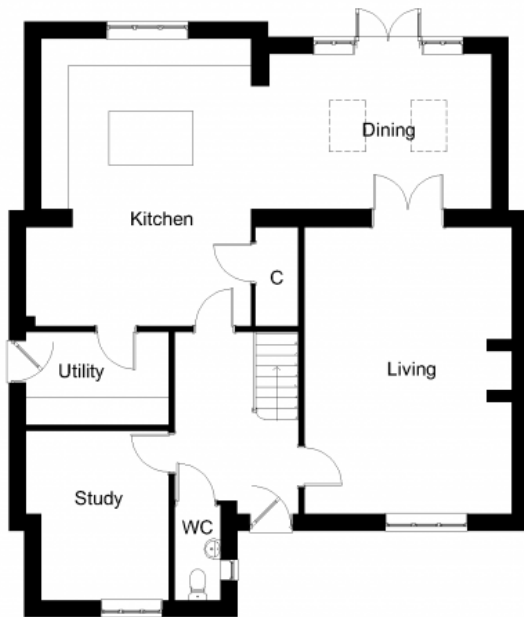
- Open plan kitchen/dining room
- Living room with woodburner
- Study
- Utility room
- Downstairs WC
- Beds 1 & 2 with en suites
- Fibre broadband - up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Double garage with additional parking

#### INCLUDED AS STANDARD

- Symphony kitchen units with quartz worktops and upstand
- Integrated NEFF (or equivalent) 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, bathroom & en suites
- 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

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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 6.3m x 4.5m
- Kitchen 6.3m x 4.9m max (excl. cupboard)
- Dining 5.1m x 3.4m
- Study 3.7m x 3.1m max
- Utility 3.1m x 2m
- WC 2.1m x 1m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1 4.6m x 4m (incl. wardrobes)
- En suite 3.1m x 2.1m
- Bedroom 2 4.3m max x 4.3m max (incl. wardrobe)
- En suite 2.4m x 1.5m
- Bedroom 3 3.5m x 3.4m
- Bedroom 4 3.5m x 2.7m
- Bathroom 2.6m x 1.8m

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