

## Braesby Lane, Glapthorn



### Plot 4

£ Under Offer

4 Bedrooms

Detached

- Open plan kitchen/family/dining room
- Utility and downstairs WC
- Living room with woodburner
- Study
- Bedroom 1 and 2 with en suites
- Family bathroom
- Air source heat pump underfloor heating to the ground floor and radiators to first floor
- Double Garage

\* Subject to stage of construction

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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**

- Living room: 4.5m x 6m
- Study: 3.6m x (max 2.9m) (min 2.5m)
- WC: 1.4m x 1.9m
- Kitchen/Family: 5.3m x 4.7m
- Garden room: 3m x 4.3m
- Utility: 2.8m x 2.3m

**First Floor**

- Bedroom 1: 4.7m x 5.3m inc wardrobes
- En suite 1: 3m x 2.5m
- Bedroom 2: 4.5m x 3.3m
- En suite 2: 2m x 1.9m
- Bedroom 3: 4m x 3m
- Bedroom 4: 3.5m x 2.7m
- Bathroom: 3m x 1.7m

\* Max

# SITE PLAN

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