

# FARRINGTON



## Five bedroom detached luxury family home with double garage

### *This home features...*

- Beautifully designed SieMatic kitchen with integrated NEFF appliances and utility room
- Large open plan kitchen/dining/entertainment area with skylights & French doors to rear garden
- Stunning master suite with dressing area and ensuite on second floor
- Dual aspect lounge with French doors to rear garden
- Large family bathroom with separate shower
- Welcoming entrance hall leading to galleried landing and downstairs cloakroom
- Generous turfed and fenced gardens
- Separate double garage with paved parking area for four additional cars
- Quality fixtures & fittings throughout

Prestige Collection

**FARRINGTON**

2066 ft<sup>2</sup> / 192m<sup>2</sup> Five bedroom detached luxury home with double garage



## GROUND FLOOR

<b>Kitchen / Family/ Dining</b> 6.8m x 8.0m (Max) 22' 4" x 26' 3" (Max)	<b>Lounge</b> 7.3m x 3.6m (Max) 23' 11" x 11' 10" (Max)	<b>WC</b> 1.2m x 1.6m 3' 11" x 5' 3"
<b>Utility</b> 2.3m x 1.7m 7' 7" x 5' 7"	<b>Store</b> 0.8m x 1.3m 2' 8" x 4' 3"	



## SECOND FLOOR

<b>Master Bedroom</b> 8.4m x 4.8m (Max) 27' 7" x 15' 9"	<b>En-suite 2</b> 3.2m x 2.1m (Max) 10' 6" x 6' 11"	<b>Eaves Store</b> 0.9m x 1.9m 2' 11" x 6' 3"
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## FIRST FLOOR

<b>Bathroom</b> 2.6m x 2.2m (Max) 8' 7" x 7' 3"	<b>En-suite</b> 1.32m x 1.2m 10' 6" x 3' 11"	<b>Bedroom 5</b> 3.3m x 3.4m (Max) 10' 10" x 11' 2" (Max)
<b>Bedroom 2</b> 3.8m x 3.5m (Max) 12' 6" x 11' 6" (Max)	<b>Bedroom 3</b> 3.4m x 2.9m 11' 2" x 9' 7"	<b>Hot water tank</b> 0.8m x 0.9m 2' 8" x 2' 11"
<b>Bedroom 4</b> 3.4m x 3.0m (Max) 11' 2" x 9' 11" (Max)		

## Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials winecooler | 5 burner induction hob and glass splashback | Pop up electrical sockets to kitchen islands | Ceiling extractor hood | Kitchen skylights & French doors leading to fully fenced & turfed garden with patio | Dual aspect lounge with French Doors | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails & electric showers | Worcester Bosch heating system | USB points, brushed chrome sockets & downlighters | Panelled Oak Shaker doors | White painted staircase with Oak handrails & newel posts | Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front & back landscaping with exterior lighting | Detached Double Garage | Block-paved private driveway for additional four cars | Fast car charging point | 10 year warranty... and so much more

++ See Create Homes' specification sheet for full details ++

The dimensions given are approximate only.  
Artist impressions are for illustrative purposes only.

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## KITCHEN COLLECTION

### UNITS

Agate  
Grey

### ARCUS

Terra  
Larix

### WORKTOP

Antique  
Messina

### B/BAR

Natural  
Sangha



MOCHA

Delicious coffees and chocolates tone beautifully with wood textures to create a natural & rich kitchen scheme

Get the look...



Ariel velvet upholstered stool in 'taupe'  
cultfurniture.com



Farenheight pendant light  
intl.hvlgroup.com



Light brown  
Dulux paint

Faux Rosemary in mini stone effect pot  
giselagraham.co.uk



Coffee tone  
stone-effect  
floor tiles



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