



RIBBLETON



Four bedroom detached luxury family home with integral double garage

This home features...

Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances

Open plan kitchen/entertainment area with skylights, bifold doors, utility and pantry

Separate dining room with French doors into the garden

Master bedroom with walk-in wardrobe & luxury ensuite with roof lights

Three further double bedrooms, one with ensuite shower room

Large family bathroom with separate shower

Generous lounge with bay window

Integral double garage and paved parking area for two additional cars

Large turfed and fenced gardens

Quality fixtures & fittings throughout

Prestige Collection

RIBBLETON

1989 ft² / 185m² Four bedroom detached luxury family home with integral double garage



GROUND FLOOR

Kitchen / Family
8.0m x 5.4m (Max)
26' 3" x 17' 9" (Max)

Utility
4.2m x 1.8m
13' 10" x 5' 11"

WC
1.9m x 0.9m
6' 3" x 3' 0"

Dining
3.5m x 3.8m
11' 6" x 12' 6"

Lounge
3.5m x 6.0m (Max)
11' 6" x 19' 9"

Garage
5.8m x 6.0m
19' 1" x 19' 9"

Pantry
1.7m x 1.8m
5' 7" x 5' 11"



FIRST FLOOR

Master bedroom
3.5m x 4.2m (Max)
11' 6" x 13' 10" (Max)

Bedroom 2
4.8m x 3.1m (Max)
15' 9" x 10' 2" (Max)

Bedroom 4
2.6m x 3.3m (Max)
8' 7" x 10' 10" (Max)

Dressing
2.2m x 2.4m
7' 3" x 7' 11"

En-suite 2
2.5m x 2.9m
8' 3" x 9' 7"

Bathroom
2.6m x 2.0m
8' 7" x 6' 7"

En-suite 1
1.2m x 2.4m
4' 0" x 7' 11"

Bedroom 3
3.5m x 3.1m
11' 6" x 10' 2"

Store
1.4m x 0.8m (Max)
4' 7" x 2' 8" (Max)

Benefits include...

Beautiful SieMatic kitchen by Stuart Frazer with integrated NEFF appliances & Essentials wine cooler | Separate dining room with Bifold doors to garden | Kitchen island with pop-up sockets, 5 burner induction hob & pop-up extractor | Skylights & bifold doors leading to fully fenced & turfed garden with patio | White Vitra sanitaryware with Hansgrohe fittings | Porcelanosa tiling | Heated towel rails | 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 landscaping and turfing | Exterior lighting | Integral Double Garage | Block-paved private driveway for additional two 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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