

# Rossall

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## **4 bedroom detached home with single detached garage**

- Beautifully designed SieMatic kitchen with integrated NEFF appliances
- Open plan kitchen/dining area with French doors leading to a generous garden
- Separate study
- Spacious master bedroom with ensuite
- Utility and downstairs WC
- Stunning family bathroom with separate shower



## GROUND FLOOR

<b>Lounge</b> 3.600m x 4.579m 11' 10" x 15' 0"	<b>Study</b> 2.206m x 1.713m 7' 3" x 5' 7"	<b>Utility</b> 1.856m x 2.095m 6' 1" x 6' 10"
<b>Kitchen/Dining</b> 3.660m x 7.710m 12' 0" x 25' 3"	<b>WC</b> 1.856m x 1.068m 6' 1" x 3' 6"	



## FIRST FLOOR

<b>Bedroom 1</b> 3.306m x 4.396m 10' 10" x 14' 5"	<b>Bedroom 3</b> 3.660m x 3.182m 12' 0" x 10' 5"	<b>Bathroom</b> 2.816m x 1.775m 9' 3" x 5' 10"
<b>Bedroom 2</b> 4.415m x 2.616m 14' 6" x 8' 7"	<b>Bedroom 4</b> 3.306m x 1.896m 10' 10" x 6' 1"	<b>Ensuite</b> 1.425m x 2.011m 4' 8" x 6' 7"

## Benefits include...

Detached single garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens  
Large block paved driveway | French doors to patio | Paved patio | White painted staircase with Oak stained handrail  
LED lamps | External lights | Extensive tiling to bathrooms | SieMatic kitchen | NEFF kitchen appliances | Utility room  
Security alarm | External tap | Heated towel rails | 10 year warranty... and so much more.  
See Create Homes specification sheet for details.

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