

# Warren

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

- Beautifully designed SieMatic kitchen with integrated NEFF appliances
- Large kitchen/dining and family area with sliding doors leading to a generous garden
- Skylights to kitchen providing beautiful natural light
- En-suites to both master and bedroom two
- Fully tiled flooring to bathroom, ensuites and WC
- Large family bathroom with separate shower



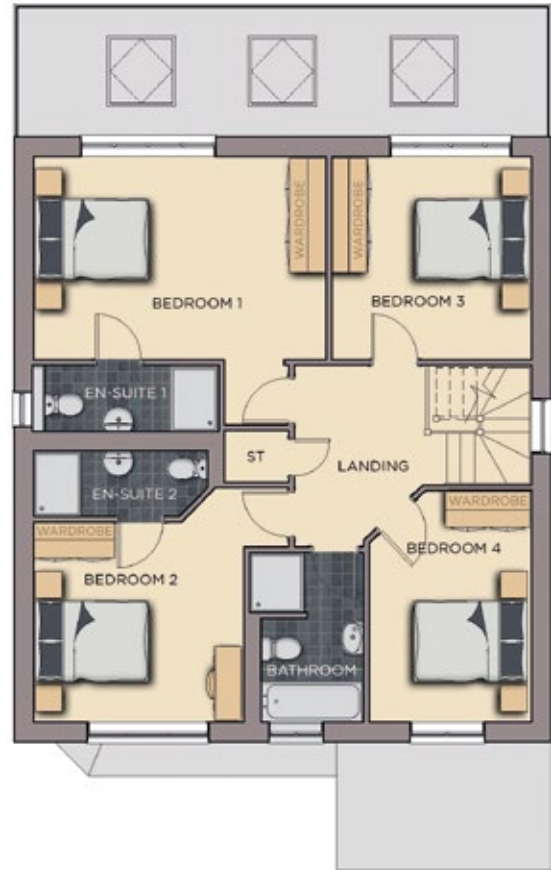
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1771 ft<sup>2</sup> / 163m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen / Dining</b> 8.1m x 5.4m (max) 26' 7" x 17' 9"	<b>WC</b> 1.4m x 1.8m 6' 7" x 3' 2"	<b>Store</b> 1.1m x 0.8m 3' 8" x 2' 8"
<b>Utility</b> 2.4m x 1.8m 7' 11" x 3' 2"	<b>Lounge</b> 3.8m x 6.6m (max) 12' 6" x 21' 8"	



## FIRST FLOOR

<b>Bathroom</b> 1.9m x 2.9m 6' 3" x 9' 7"	<b>Bedroom 2</b> 3.6m x 2.9m (max) 11' 10" x 9' 7"	<b>Bedroom 4</b> 3.9m x 2.7m 12' 10" x 8' 11"
<b>Master Bedroom</b> 3.4m x 4.9m 11' 2" x 16' 1"	<b>En-suite 2</b> 3.1m x 1.1m 10' 2" x 3' 8"	<b>Store 2</b> 1.1m x 0.7m 3' 8" x 2' 4"
<b>En-suite 1</b> 2.9m x 1.1m 9' 7" x 3' 8"	<b>Bedroom 3</b> 3.4m x 3.4m 11' 2" x 11' 2"	

### Benefits include...

Integral garage | Internal oak doors | Turfed front and rear gardens | Fence and gate to rear gardens  
 Large block paved driveway | Sliding 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.*

