

NEWSHAM



Four bedroom detached family home with integral garage

This home features...

- Beautifully designed SieMatic kitchen by Stuart Frazer with integrated NEFF appliances
- Open plan kitchen/dining/entertainment area with skylights, bi-fold doors, utility and WC
- Four generous double bedrooms, two with ensembles
- Large family bathroom with separate shower
- Large lounge with bay window aspect
- Entrance hall with double doors to kitchen
- Generous turfed and fenced gardens
- Integral single garage and paved parking area for two additional cars
- Quality fixtures & fittings throughout

Prestige Collection

NEWSHAM

1698 ft² / 158m² Four bedroom detached home with integral garage



GROUND FLOOR

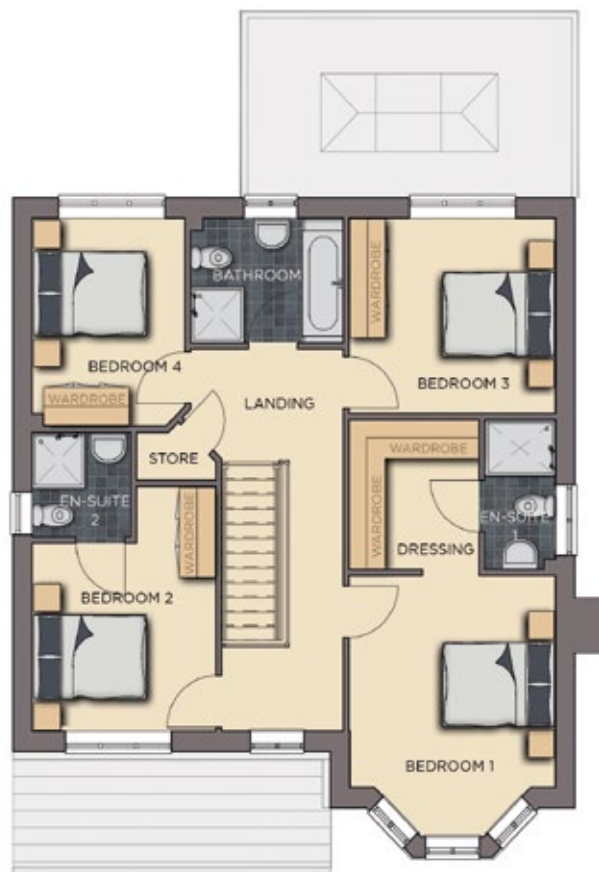
Kitchen / Dining / Family
6.8m x 6.7m (Max)
22' 4" x 22' 0" (Max)

Utility
2.0m x 2.8m
6' 7" x 9' 3"

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

Garage
3.0m x 6.0m
9' 11" x 19' 9"

WC
2.0m x 0.9m
6' 7" x 3' 0"



FIRST FLOOR

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

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

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

Bedroom 2
3.1m x 3.9m (Max)
10' 2" x 12' 10" (Max)

En-suite 2
1.7m x 1.7m
5' 7" x 5' 7"

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

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

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

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 | 5 burner induction hob with 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 Single 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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