

cleveland house

PLOT 2

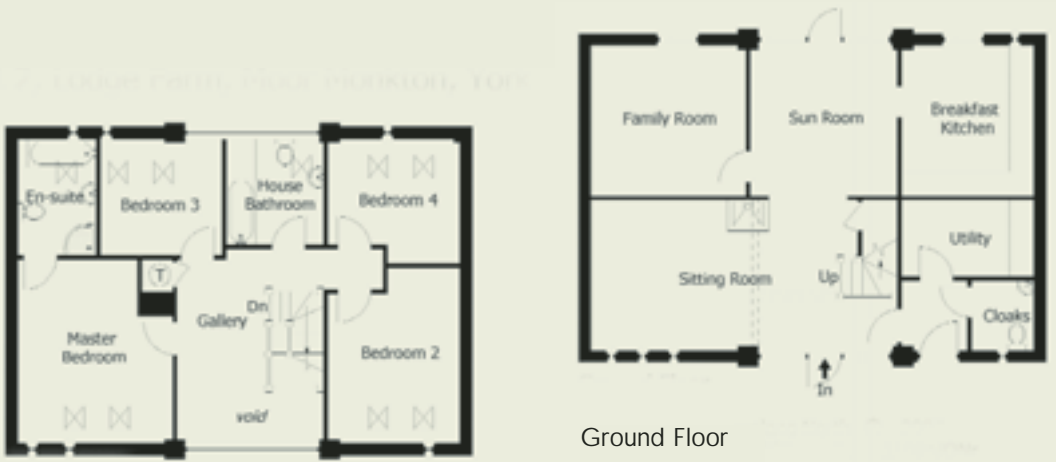
Ground floor	Metric	Imperial
Sitting room	7050 (max) x 3570	23'2" (max) x 11'8"
Sun room	3485 x 3660	11'5" x 12'
Family room	3520 x 3350	11'7" x 11'
Cloakroom	1485 x 1720	4'10" x 5'8"
Kitchen	3175 x 3370	10'5" x 11'1"
Utility room	3160 x 1750	10'4" x 5'9"
First floor		
Master bedroom	3465 (red to 2720) x 3935 (red to 2470)	11'4" (red to 8'11") x 12'11" (red to 8'1")
Master en-suite	1800 x 2970	5'11" x 9'9"
Bedroom 2	3150 (red to 1730) x 3975 (red to 3355)	10'4" (red to 5'8") x 13' (red to 11')
Bedroom 3	2940 (max) x 2950 (max)	9'7" (max) x 9'8" (max)
Bedroom 4	3155 (red to 1730) x 2955 (red to 2475)	10'4" (red to 5'8") x 9'8" (red to 8'1")
House bathroom	2185 x 2475	7'2" x 8'1"

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.

The heart of this family home is a magnificent galleried landing with oak staircase ascending from the open plan living area below which has a wood burning stove at its centre. As well as a spacious sitting room with floor to ceiling windows, there is a separate family room with garden aspect. The adjacent sun room leads through to the breakfast kitchen and also has a door to the garden. The shaker style kitchen has granite worktops and a range of integrated appliances. The ground floor also houses the utility room and a cloakroom, with a tiled lobby area and door to the front of the property.

Upstairs, all four bedrooms benefit from Velux windows, and both the house bathroom and master ensuite bathroom have white sanitaryware and Grohe thermostatic showers over the bath.

Outside there is a double garage and parking for several vehicles, and the garden is laid to lawn with trees and hedges planted and a sandstone patio.



Ground Floor

First Floor

