



THE NIGHTINGALE

PLOT 19

FOUR BEDROOM DETACHED

4

The downstairs of the property features a spacious living room to the front plus a fantastic contemporary socialising space at the rear, with bi-fold doors leading to the rear garden, bringing the outdoors indoors. The socialising space adjoins the modern kitchen, dining space and family area, boasting a breakfast bar plus space for a family dining table. The ground floor is completed with a utility room, storage space, cloakroom and integral garage.

A spacious landing opens up the first floor of the property, featuring four double bedrooms, one with en-suite, and a separate family bathroom.





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GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.50 x 5.62**	11'6" x 18'5"***
Kitchen / Dining	5.76 x 2.97**	18'11" x 9'9"***
Family	3.97 x 3.01	13'0" x 9'11"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.35 x 4.64**	11'0" x 15'3"***
Bedroom 2	4.20 x 2.82**	13'9" x 9'3"***
Bedroom 3	3.66 x 2.82**	12'0" x 9'3"***
Bedroom 4	2.98 x 3.20**	9'9" x 10'6"***
Overall	128.29 m²	1381 ft²

**maximum

