

The *ASHWATER* (Plots 7, 9, 12, 14 & 30)

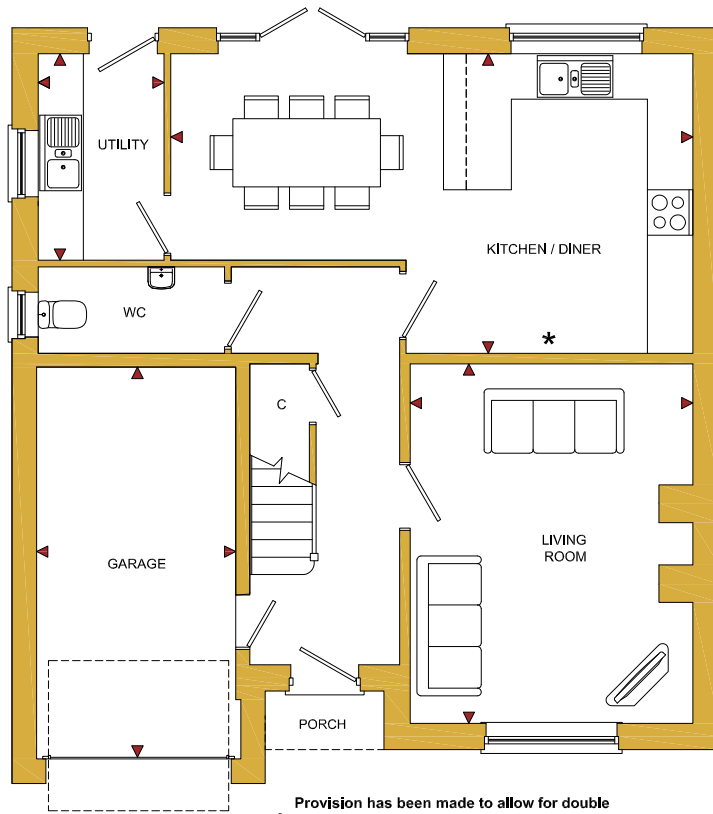
4 Bedroom Detached Home



The *ASHWATER* (Plots 7, 9, 12, 14 & 30)

4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 3" x 15' 8"	3740 x 4760mm
Kitchen/ Diner	22' 8" x 13' 0"	6905 x 3960mm
Garage	8' 8" x 17' 0"	2635 x 5185mm
Utility	5' 6" x 9' 0"	1668 x 2729mm



GROUND FLOOR

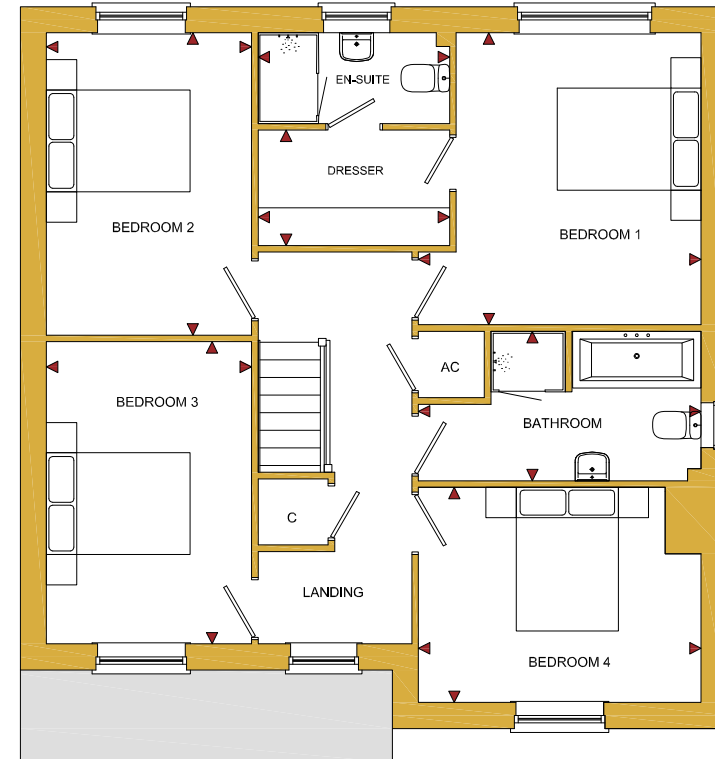
Provision has been made to allow for double doors to be inserted between Living Room and Kitchen / Diner if customer requires.

TOTAL FLOOR AREA
1434ft² / 133.2m²

Quarry Field

Lugwardine, Herefordshire, HR1 4AA

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 4" x 12' 8"	3740 x 3862mm
Bedroom 2	8' 11" x 13' 2"	2712 x 4000mm
Bedroom 3	8' 11" x 13' 2"	2712 x 4000mm
Bedroom 4	12' 4" x 9' 4"	3740 x 2847mm
Bathroom	12' 3" x 6' 6"	3740 x 1975mm
En-Suite	8' 4" x 3' 11"	2532 x 1200mm
Dresser	8' 4" x 5' 0"	2532 x 1525mm



FIRST FLOOR

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Quarry Field, Lugwardine, Herefordshire, HR1 4AA

The Ashwater

Key Features/Included Specification

- Help to Buy Available
- Choice of Kitchen Units, Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets
- Hardwood Oak Staircase
- Oak Internal Doors with Chrome Ironmongery
- Neff Double Oven, Hob & Chimney Hood
- Neff Fully Integrated Dishwasher & Full Height Fridge/Freezer
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen & Utility
- Choice of Gas Fire and Surround or Wood Burning Stove
- Fully Integrated Security System
- Open Plan Kitchen/Dining Area with French Doors to Rear Garden
- Large Lounge
- Utility
- Downstairs W/C
- Dressing Room & En-Suite to Master Bedroom
- 4 Double Bedrooms
- Integral Garage with 2 Additional Parking Spaces

