

The *LANGTHORPE* (Plot 2)

4 Bedroom Detached Home with ensuite

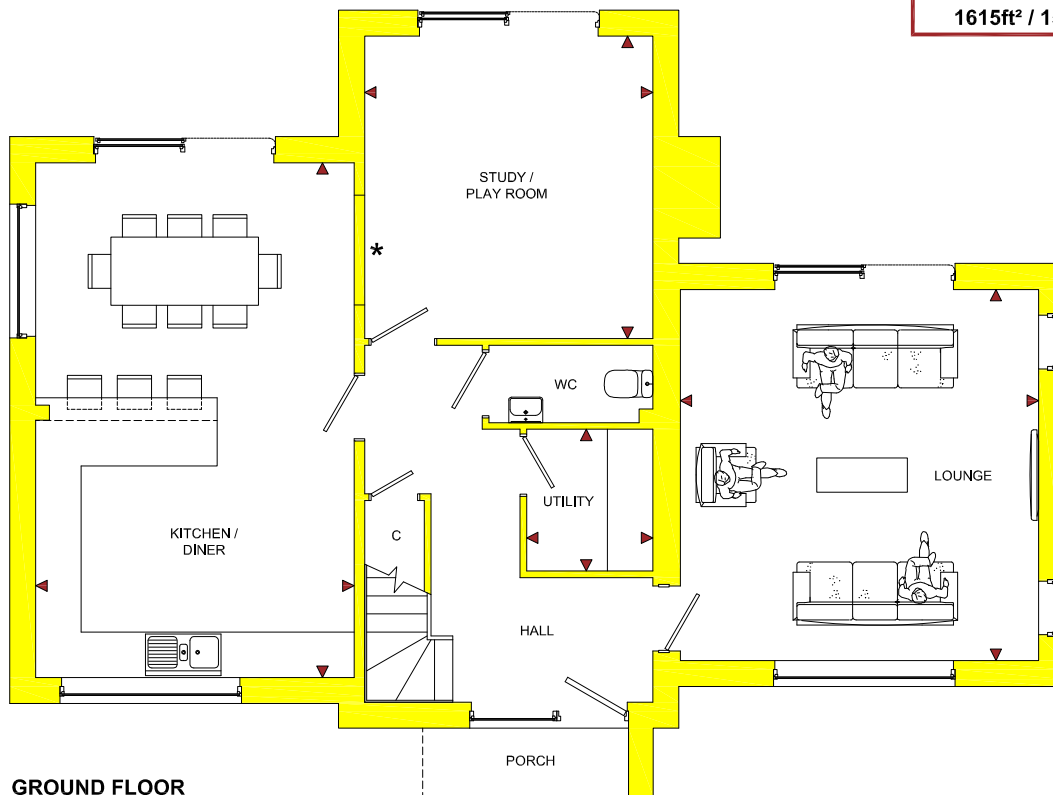


The **LANGTHORPE** (Plot 2)

4 Bedroom Detached Home with ensuite

ROOM	IMPERIAL / "	METRIC / mm
Lounge	15' 7" x 16' 1"	4735 x 4910mm
Kitchen / Diner	13' 10" x 22' 4"	4210 x 6810mm
Study / Play Room	13' 2" x 12' 6"	4000 x 3810mm
Utility	5' 6" x 6' 2"	1667 x 1875mm

TOTAL FLOOR AREA
1615ft² / 150m²

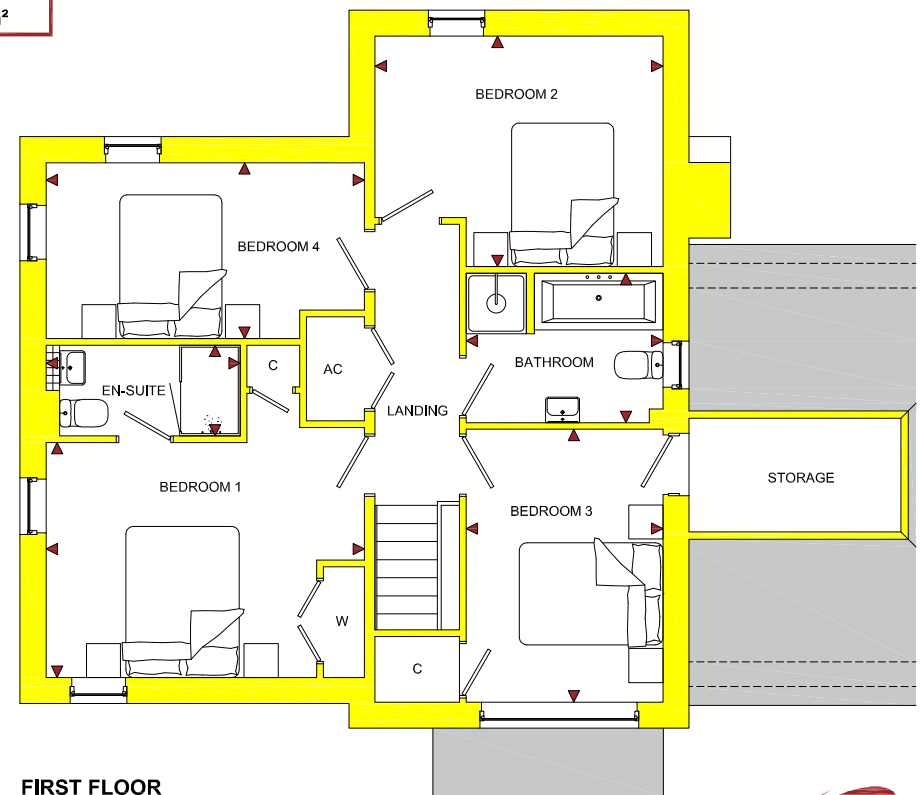


GROUND FLOOR

The **Crossways**

Holmer, Herefordshire, HR1 1LA

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	13' 10" x 10' 3"	4210 x 3110mm
Bedroom 2	12' 6" x 10' 0"	3810 x 3049mm
Bedroom 3	8' 7" x 11' 10"	2604 x 3610mm
Bedroom 4	13' 10" x 7' 8"	4210 x 2324mm
Bathroom	8' 7" x 6' 6"	2605 x 1975mm
En-Suite	8' 5" x 3' 11"	2568 x 1200mm



FIRST FLOOR

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

www.bellhomes.com

We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE. Please do not use this information for purchase of furnishings and furniture.



bellhomes

the name that stands for quality homes

Crossways, Roman Road, Holmer, Hereford. HR1 1LA

The Langthorpe

Key Features/Included Specification

- Help to Buy Available
- Choice of Premium Range Kitchen Units
- Choice of Granite or Solid Wood Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets
- Hardwood Staircase
- Oak Internal Doors with Chrome Ironmongery
- Rangemaster Oven & Chimney Hood
- Neff Double Oven, Hob & Chimney Hood (In Lieu of Rangemaster)
- Neff Fully Integrated Dishwasher & Full Height Fridge/Freezer
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen & Utility
- Fully Integrated Security System
- Open Plan Kitchen/Dining Area with Patio Doors to Rear Garden
- Large Lounge
- Utility
- Study
- Downstairs W/C
- En-Suite to Master Bedroom
- 4 Double Bedrooms
- Large Separate Storage Area/Children's Den off Bedroom 3
- 3 Parking Spaces
- Shed to Rear Garden

