

# The Damson

 4 BEDROOMS  3 BATHROOMS  1,698 FT<sup>2</sup>

The Damson is a 4-bedroom detached home offering excellent use of space with flexible living accommodation and an integral garage.

The ground floor comprises of a lounge and substantial kitchen / dining / family room at the rear of the property, which offers French windows opening onto the garden.

A practical utility room with space for both a washer and dryer, and a cloakroom complete the ground floor.

Upstairs, there are four double bedrooms, two of which are en suite, and a family bathroom. The spacious master bedroom is fitted with Hammonds wardrobes.



Computer generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.

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## DOWNSTAIRS

LIVING ROOM	4500mm x 3250mm 14' 9" x 10' 8"
KITCHEN	3575mm x 3725mm 11' 9" x 12' 3"
FAMILY / DINING	5710mm (max) x 5245mm (max) 18' 9" (max) x 17' 2" (max)
UTILITY	3110mm x 1675mm 10' 2" x 5' 6"
GARAGE	6000mm x 3110mm 19' 8" x 10' 2"

## UPSTAIRS

MASTER BED	4600mm (max)(inc. robes) x 4460mm (max) 15' 1" (max)(inc. robes) x 14' 8" (max)
MASTER EN SUITE	2150mm x 2150mm 7' 1" x 7' 1"
GUEST BEDROOM	4555mm (max) x 3125mm 14' 11" (max) x 10' 3"
GUEST EN SUITE	2725mm (max) x 1225mm 8' 11" (max) x 4' 0"
BEDROOM 3	4355mm (max) x 3125mm 14' 3" (max) x 10' 3"
BEDROOM 4	3335mm x 3120mm 10' 11" x 10' 3"
BATHROOM	2700mm x 2235mm (max) 8' 10" x 7' 4" (max)

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

ST Store