

The Elderberry

4 BEDROOMS 2 BATHROOMS 1,219 FT²

The Elderberry is an ideal detached family home which has it all.

A wonderful open-plan kitchen / family room with French doors onto the garden, a utility room with space for a washer and a dryer, a living room, and cloakroom make up the ground floor.

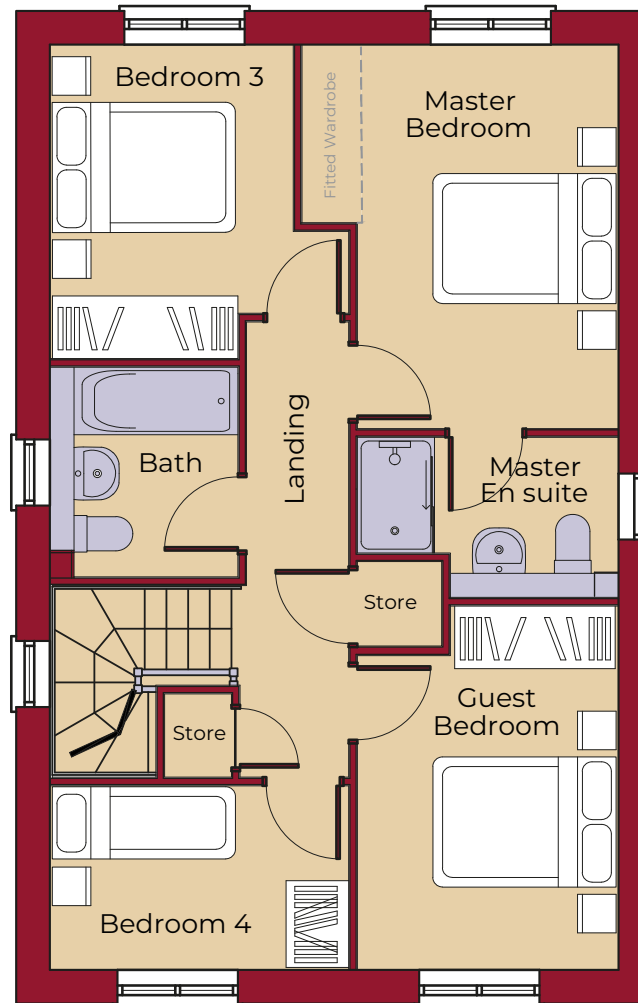
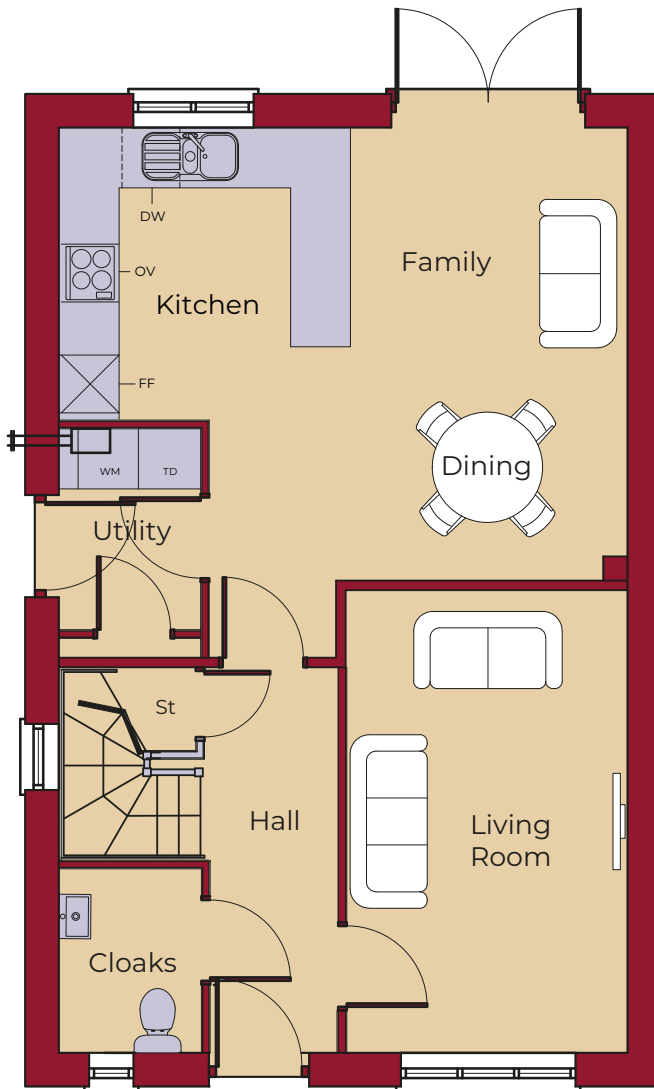
A turned staircase leads to the first floor bedrooms, where the master is en suite and has Hammonds fitted wardrobes.

Externally, there is ample driveway parking for two cars.



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GROUND FLOOR

LIVING ROOM	4750mm x 2885mm 15' 7" x 9' 6"
KITCHEN	3010mm x 3000mm 9' 11" x 9' 10"
FAMILY / DINING	4650mm x 4310mm (max) 15' 3" x 14' 2" (max)
UTILITY	2085mm x 1445mm 6' 10" x 4' 9"

FIRST FLOOR

MASTER BEDROOM	3955mm x 3260mm (max)(inc. 'robes) 13' 0" x 10' 8" (max)(inc. 'robes)
MASTER EN SUITE	2685mm (max) x 1660mm (max) 8' 10" (max) x 5' 5" (max)
GUEST BEDROOM	3745mm (max) x 2685mm 12' 3" (max) x 8' 10"
BEDROOM 3	3230mm (max) x 2500mm 10' 7" (max) x 8' 2"
BEDROOM 4	3075mm x 1880mm 10' 1" x 6' 2"
BATHROOM	2175mm x 1925mm (max) 7' 2" x 6' 4" (max)

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store