

# The Elderberry

 4 BEDROOMS  2 BATHROOMS  1,219 FT<sup>2</sup>

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.

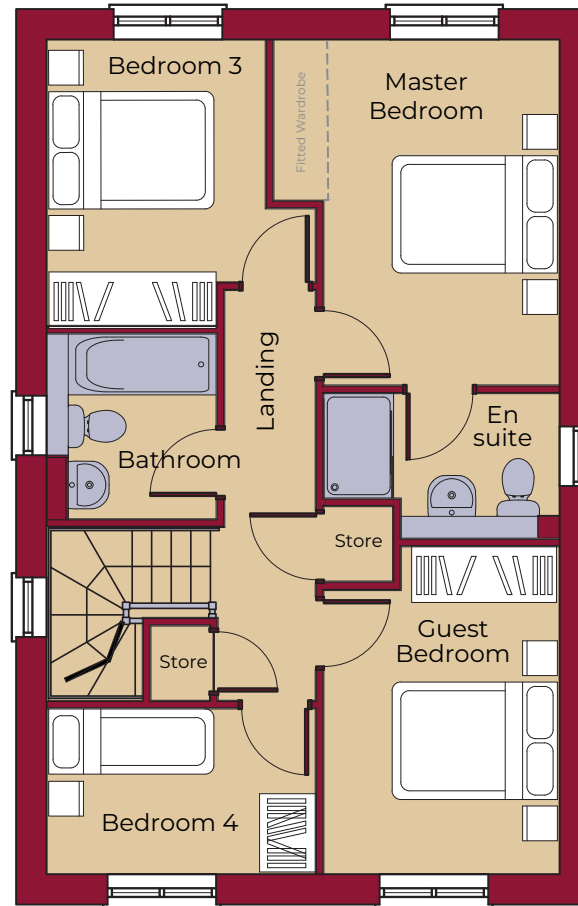
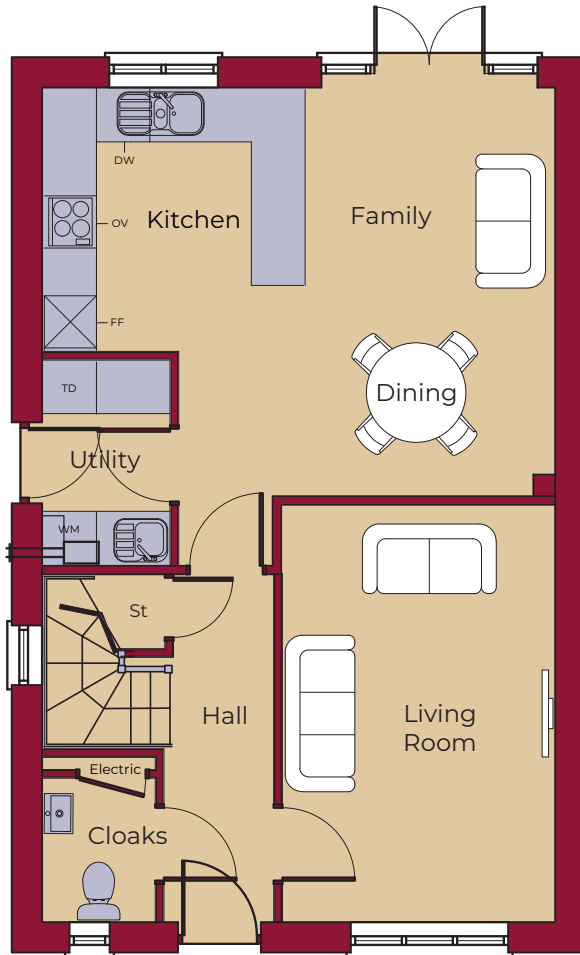
Externally, there is ample driveway parking for two cars and a single detached garage.



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

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## GROUND FLOOR

LIVING ROOM	4750mm x 3100mm 15' 7" x 10' 2"
KITCHEN	3010mm x 3000mm 9' 11" x 9' 10"
FAMILY / DINING	4650mm x 4290mm (max) 15' 3" x 14' 1" (max)
UTILITY	2335mm x 1445mm 7' 8" x 4' 9"
GARAGE	5500mm x 3180mm 18' 1" x 10' 5"

## FIRST FLOOR

MASTER BEDROOM	3945mm x 3260mm (max) (inc. 'robes) 12' 11" x 10' 8" (max) (inc. 'robes)
MASTER EN SUITE	2685mm (max) x 1660mm (max) 8' 10" (max) x 5' 5" (max)
GUEST BEDROOM	3735mm (max) x 2685mm 12' 3" (max) x 8' 10"
BEDROOM 3	3260mm (max) x 2490mm 10' 8" (max) x 8' 2"
BEDROOM 4	3065mm x 1870mm 10' 1" x 6' 2"
BATHROOM	2125mm x 1925mm (max) 7' 0" x 6' 4" (max)

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store