

The Spruce

4 BEDROOMS 2 BATHROOMS 1,306 FT²

The Spruce is a lovely 4 bedroom detached home with integral garage.

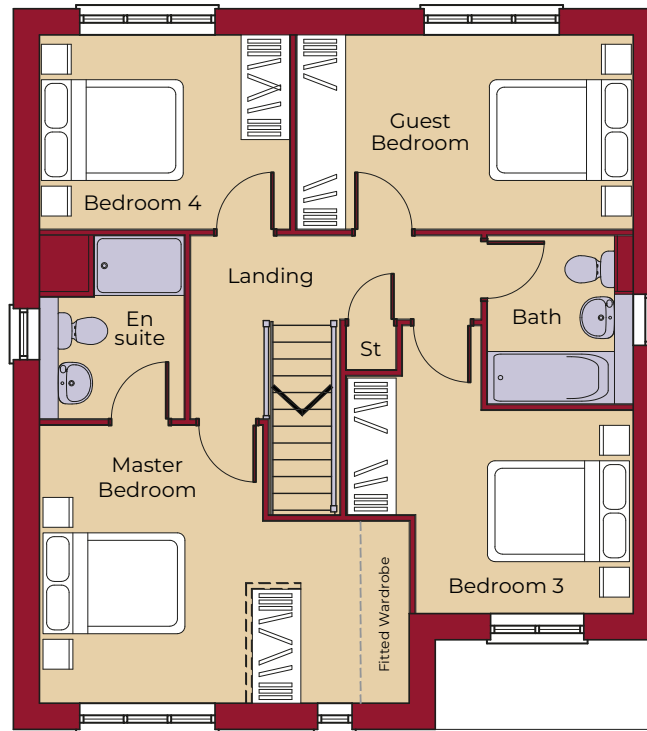
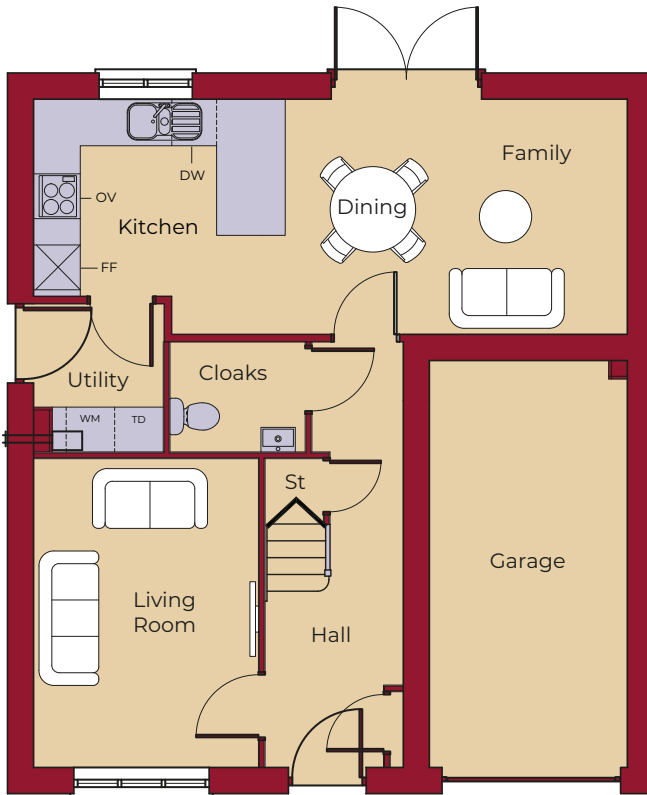
The ground floor accommodation offers a formal lounge to the front aspect, and a kitchen family dining room to the rear of the home. A utility room leads off the kitchen with space for both a washer and dryer, and a cloakroom with vanity unit completes the ground floor.

Upstairs there are four double bedrooms and a family bathroom. The master bedroom is en suite and has Hammonds fitted wardrobes, with an option to add an additional wardrobe, which allows you to create a separate dressing area.



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GROUND FLOOR

LIVING ROOM	4105mm x 2980mm 13' 6" x 9' 9"
KITCHEN	3345mm x 3100mm (max) 11' 0" x 10' 2" (max)
FAMILY / DINING	4555mm x 3100mm 14' 11" x 10' 2"
UTILITY	1955mm x 1710mm 6' 5" x 5' 7"

FIRST FLOOR

MASTER BEDROOM	4925mm (max)(inc. 'robes) x 3695mm 16' 2" (max)(inc. 'robes) x 12' 1"
MASTER EN SUITE	2450mm (max) x 1910mm 8' 0" (max) x 6' 3"
GUEST BEDROOM	4485mm x 2575mm 14' 9" x 8' 5"
BEDROOM 3	3830mm (max) x 3815mm (max) 12' 7" (max) x 12' 6" (max)
BEDROOM 4	3320mm x 2575mm 10' 11" x 8' 5"
BATHROOM	2250mm x 1925mm (max) 7' 5" x 6' 4" (max)

KEY



OV Oven DW Dishwasher TD Tumble Dryer Space
FF Fridge / Freezer WM Washing Machine Space St Store