

# Arcot Grange

## The Mitford - 5 Bedroom Property

The accommodation comprises:

Entry via a composite door with glass side panel and exterior lantern, leading into the light spacious lounge.

**LOUNGE 14'9" (4.5m) x 20'4" (6.2m)** double glazed windows, numerous power points, television point, under floor heating powered by an environmentally friendly air source heat pump, also benefitting a storage cupboard, Karndean or carpet floor covering, door leading to



**CENTRALISED HALLWAY** stairs to first floor which has inbuilt led lighting, a mix of glass and timber staircase, underfloor heating, Karndean or carpet floor covering and under stair storage cupboard.



**GROUND FLOOR WC 6'7" (2.0m) x 6'7" (2.0m)** wash hand basin set into vanity unit, WC, underfloor heating and Karndean flooring.



**UTILITY 5'3" (1.6m) x 6'3" (1.9m)** sink and drainer unit with work surfaces and wall units, underfloor heating, plumbing for washing machine, Karndean flooring and a door leading into the garage.

**KITCHEN/DINER 11'8" (3.55m) x 21'4" (6.5m) + 8'6" (2.6m) x 9'10" (3.0m)** fitted with a range of modern, sleek wall and floor units, work surfaces, integrated induction hob with extractor over, built in oven and microwave, integral fridge freezer and dish washer, television point, Karndean flooring spreads through the kitchen and dining area, full height double glazed windows and French doors overlooking the spacious rear garden, underfloor heating powered by environmentally friendly air source heat pump.



**LANDING** with a mix of glass and timber balustrading, carpet floor covering, central heating radiator, storage cupboard, a fold down timber loft ladder and a double glazed window to side for plots 20 & 21 only.

**BEDROOM ONE (MASTER) 16'5" (5.0m) x 14'5" (4.4m)** double glazed window, television point, two built in wardrobes, central heating radiator and carpet floor covering.



**ENSUITE SHOWER ROOM (Bedroom One) 5'7" (1.7m) x 9'2" (2.8m)** walk in shower cubicle with mains shower, low level WC, wall mounted wash hand basin with a vanity unit under with chrome fittings throughout, mirror, tiled walls and floors, heated towel rail.

**BEDROOM TWO 9'2" (2.8m) x 12'6" (3.8m)** double glazed window, television point, two built in wardrobes, central heating radiator and carpet floor covering.



**BEDROOM THREE 7' 3" (2.2m) x 10'10" (3.3m)** central heating radiator, television point and carpet floor covering.

**BEDROOM FOUR 12'10" (3.9m) x 11'6" (3.5m) including en-suite** double glazed window, central heating radiator, television point and carpet floor covering.

**ENSUITE SHOWER ROOM** (Bedroom Four) walk in shower cubicle with mains shower, low level WC, wall mounted wash hand basin with a vanity unit under with chrome fittings throughout, mirror, tiled walls and floors, heated towel rail.



**BEDROOM FIVE 11'8" (3.55m) x 8'4" (2.55m)** double glazed window, central heating radiator, television point and carpet floor covering.

**BATHROOM 10'10" (3.3m) x 6'1" (1.85m)** four piece white suite comprising walk in shower cubicle with mains shower, bath, wash hand basin with vanity under, low level WC, heated towel rail, double glazed window, and tiled walls and floors.



**EXTERNALLY** block paved driveway to front with parking for at least two vehicles and a 3 metre wide garage with lighting under exterior canopy, there is a door from the garage through to a private fenced in enclosed garden with patio area, lawn, outdoor lighting and an outside tap.

The property includes a 10 year Premier Guarantee New Home Warranty.

