

# The Sherford

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## 4-bedroom detached home

The Sherford is a beautiful 4-bedroom home with plenty of living space across 3 floors. The whole family can relax together in the spacious lounge or the contemporary open plan kitchen and dining area, which has a wonderful view through French doors onto the garden. In the master bedroom you'll find an en-suite shower room, while features like the large family bathroom, utility room, downstairs toilet and built-in wardrobes, mean you'll have everything you need to enjoy life in your new home.



# Features

- Open plan kitchen and dining area with French doors opening onto turfed garden
- Spacious separate lounge
- Utility room and toilet on the ground floor
- Family bathroom with shower and bathtub on the first floor
- Master en-suite shower room on the second floor
- Stainless steel integrated double oven, microwave, hob and extractor fan
- Built-in wardrobes in some bedrooms
- Driveway with two parking spaces

# Room Dimensions

## Ground Floor

KITCHEN / DINER	Arrow A 2902 mm	9'6"
	Arrow B 5940 mm	19'5"
	Arrow C 4410 mm	14'5"
	Arrow D 2564 mm	8'4"
	Arrow E 6139 mm	20'1"
	Arrow F 4672 mm	15'3"
UTILITY	1387 x 1965 mm	4'6" x 6'5"
LOUNGE	3340 x 4725 mm	10'11" x 15' 6"
CLOAKROOM	850 x 1940 mm	2'9" x 6'4"

## First Floor

BATHROOM	2050 x 3059 mm	6'8" x 10'0"
BEDROOM 2	3035 max x 3015 max mm	9'11" x 9'10"
	2717 min x 952 min mm	8'10" x 3'1"
WARDROBE	1940 x 520 mm	6'4" x 1'8"
BEDROOM 3	Arrow A 2469 mm	8'1"
	Arrow B 3112 mm	10'2"
	Arrow C 939 mm	3'0"
	Arrow D 2624 mm	8'7"
	Arrow E 3896 mm	12'9"
	Arrow F 3200 mm	10'5"
WARDROBE	520 x 1150 mm	1'8" x 3'9"
BEDROOM 4	2685 x 3897 mm	8'9" x 12'9"
WARDROBE	1555 x 653 mm	5'1" x 2'1"

## Second Floor

BEDROOM 1	5940 max x 3525 mm	19'5" x 11'6"
WARDROBE	2969 x 1983 mm	9'8" x 6'6"
EN-SUITE	2827 x 2205 mm	9'3" x 7'2"

