

# The Earlswood

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## 4-bedroom home

In the Earlswood, an open-plan kitchen and dining area with feature island and a separate lounge ensure there's plenty of space for everyone. The home also has the added benefit of an extra family room, which is ideal whether you want another area relax or space for the perfect home office.

Make the most of the useful utility room, cloakroom, and storage cupboards on the ground floor, and on warm days, you can open up the French doors in the lounge and the kitchen and step out into the garden. On the second floor, you'll find three smaller bedrooms and the luxurious principle bedroom, complete with en-suite shower room and built-in wardrobe.



# Features

- *Open-plan kitchen and dining area*
- *Separate lounge and family/study room*
- *Cloakroom, family bathroom, and principle bedroom en-suite*
- *Private garden reached through French doors*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes*
- *HIVE smart home system*

# Room dimensions

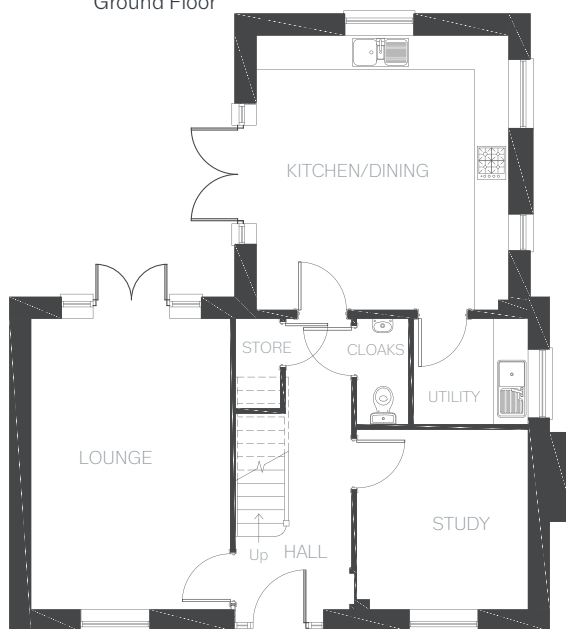
## Ground Floor

LOUNGE	3545mm x 4972mm	11'7" x 16'3"
KITCHEN / DINING	4410mm x 4800mm	14'5" x 15'9"
UTILITY	1998mm x 1847mm	6'6" x 6'0"
CLOAKROOM	900mm x 1847mm	2'11" x 6'0"
STUDY	2991mm x 3032mm	9'9" x 9'11"

## First Floor

MASTER BEDROOM	3478mm x 4972mm	11'4" x 16'3"
EN-SUITE	2243mm x 1889mm	7'4" x 6'2"
BEDROOM 2	4410mm x 2498mm	14'5" x 8'2"
BEDROOM 3	2711mm x 2844mm	8'10" x 9'3"
BEDROOM 4	2969mm x 2036mm	9'8" x 6'8"
BATHROOM	3282mm x 2267mm	10'9" x 7'5"

Ground Floor



First Floor

