

# The Bramcote

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## 4-bedroom home

The Bramcote 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.

Upstairs on the first floor you'll find three bedrooms sharing a modern family bathroom, any of which could easily be turned into the perfect home office space. On the second floor is where you'll find the principle bedroom, which benefits from its own en-suite shower room and walk-in wardrobe. Complementary features like a separate 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*
- *Family bathroom with shower and bathtub on the first floor*
- *Principle bedroom en-suite shower room on the second floor*
- *Utility room and toilet on the ground floor*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes*
- *Driveway with two parking spaces*
- *HIVE smart home system*

# Room dimensions

## Ground Floor

LOUNGE	3317mm x 4771mm	10'10" x 15'7"
KITCHEN / DINER		
Arrow A	2918mm	9'6"
Arrow B	5984mm	19'7"
Arrow C	4491mm	14'8"
Arrow D	2475mm	8'1"
Arrow E	6168mm	20'2"
Arrow F	4690mm	15'4"
CLOAKS	935mm x 1996mm	3'0" x 6'6"
UTILITY	1400mm x 2145mm	4'7" x 7'0"

## First Floor

BATHROOM	2092mm x 3170mm	6'10" x 10'4"
BEDROOM 2	2761mm x 3035mm	9'0" x 9'11"
WARDROBE	550mm x 2011mm	1'9" x 6'7"
EN-SUITE	1507mm x 3222mm	4'11" x 10'6"
BEDROOM 3		
Arrow A	2539mm	8'3"
Arrow B	3182mm	10'5"
Arrow C	997mm	3'3"
Arrow D	2678mm	8'9"
Arrow E	3971mm	13'0"
Arrow F	3166mm	10'4"
WARDROBE	550mm x 1200mm	1'9" x 3'11"
BEDROOM 4	2761mm x 3062mm	9'0" x 10'0"
WARDROBE	2011mm x 550mm	6'7" x 1'9"
STUDY	2709mm x 3531mm	8'10" x 11'7"

## Second Floor

MASTER BEDROOM	5984mm x 4488mm	19'7" x 14'8"
WARDROBE	3013mm x 2308mm	9'10" x 7'6"
EN-SUITE	2878mm x 2308(max)	9'5" x 7'6"
	1710(min)	5'7"

