

# The Severn

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## 4-bedroom detached home

With a front porch and glazed pod to the rear, The Severn has an impressive exterior. Step inside to find a generous entrance hall, spacious lounge, study, downstairs cloakroom and open-plan kitchen, dining and family area, with the added benefit of a separate utility room.

The contemporary kitchen space features French doors that open onto a private rear garden creating a bright and beautiful area for the whole family to enjoy. While the private study provides a welcome hideaway when you need to work from home. Upstairs the three bedrooms share a family bathroom with bathtub, while the principle bedroom has an en-suite shower room.



313221.HABM\_0101



All drawings, plans, and images are for illustrative purposes only. Room measurements are approximate. Finishes and layouts may vary and, during the construction process, plans might be subject to change. For more information, speak to your sales consultant.

## Features

- Open-plan kitchen, Dining and family area looking out onto rear garden
- Spacious lounge
- Separate utility room
- Cloakroom, family bathroom with bathtub, and principle en-suite shower
- Private garden reached through French doors
- High quality Smeg Kitchen appliances
- HIVE smart home system
- Garage

## Room Dimensions

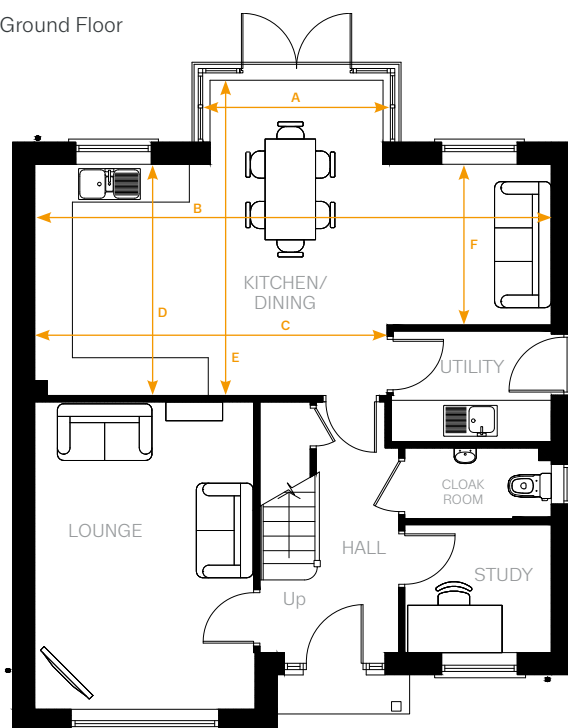
### Ground Floor

LOUNGE	3510mm x 4803mm	11'6" x 15'9"
STUDY	2287mm x 1990mm	7'6" x 6'6"
KITCHEN/DINING ROOM		
Arrow A	2919mm	9'6"
Arrow B	8235mm	27'0"
Arrow C	5655mm	18'6"
Arrow D	3620mm	11'10"
Arrow E	5068mm	16'7"
Arrow F	2400mm	7'10"
UTILITY	2487mm x 1832mm	8'1" x 6'0"
CLOAKROOM	2287mm x 1115mm	7'6" x 3'7"

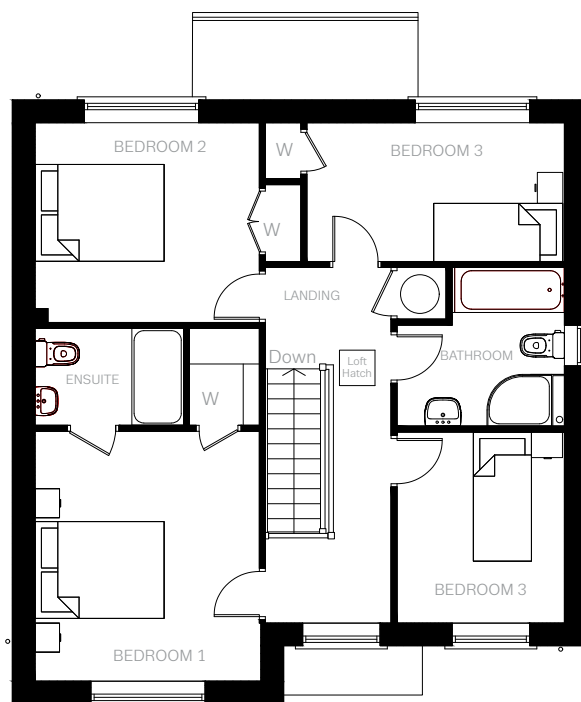
### First Floor

BEDROOM 1	3510mm x 3750mm	11'6" x 12'3"
ENSUITE	2248mm x 1476mm	7'4" x 4'10"
BEDROOM 2	3510mm x 3137mm	11'6" x 10'3"
BEDROOM 3	3989mm x 2110mm	13'1" x 6'11"
BEDROOM 4	2543mm x 2951mm	8'4" x 9'8"
BATHROOM	2525(max) x 2390mm	8'3" x 7'10"

### Ground Floor



### First Floor



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