

# The Swindale

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## 3-bedroom detached home

Designed with growing families in mind, the Swindale is full of thoughtful touches. Downstairs, there's a spacious living room with a bay window looking out onto the front garden. Walk through into an open-plan kitchen and dining area, with French doors leading to landscaped lawns, plus a utility and cloakroom. Upstairs, we've created a generous master bedroom with en-suite and walk-in wardrobes, as well as two further bedrooms, a family bathroom and a separate shower.



## Features

- Open-plan kitchen and breakfast area, opening out onto rear garden
- Spacious separate living room
- Cloakroom, family bathroom and master en-suite shower room
- Landscaped garden reached through French doors
- Stainless steel integrated single oven, hob and extractor fan
- Built-in wardrobes in some bedrooms
- Single garage

## Room Dimensions

### Ground Floor

LOUNGE	4434(max) x 3186(max) mm 2671(min) mm	14'6" x 10'5" 8'9"
KITCHEN/DINING	4261 x 3683 mm	13'11" x 12'1"
UTILITY	2037 x 1770 mm	6'8" x 5'9"
CLOAKROOM	1770 x 870 mm	5'9" x 2'10"

### First Floor

BEDROOM 1	4144(max) x 3037(max) mm 2950(min) mm	13'87" x 9'11" 9'8"
EN-SUITE	1965 x 1690 mm	6'5" x 5'6"
BEDROOM 2	3854 x 3238 mm	12'7" x 10'7"
BEDROOM 3	4201 x 1870 mm	13'9" x 6'1"
BATHROOM	3117 x 1870 mm	10'2" x 6'1"

