

# The Solway

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## 3-bedroom home

The Solway is an impressive 3-bedroom home with plenty of living space spread across three perfectly laid-out floors. On the ground floor you'll find a spacious lounge and a separate open-plan kitchen and dining area with French doors providing attractive views of the garden. In summer, you can throw the doors open and step outside for that family BBQ or a spot of al fresco dining.

Up the stairs to the first floor are bedrooms two and three, which share a large family bathroom with shower and bathtub and offer plenty of choice whether you want to create a nursery, guest bedroom or home office. The principle bedroom has the prime space on the second floor and features a walk-in wardrobe and en-suite shower room.



# Features

- Open-plan kitchen and dining area with French doors opening onto turfed garden
- Spacious separate lounge
- Downstairs cloakroom
- Modern family bathroom with shower and bathtub on the first floor
- Principle bedroom en-suite shower room on the second floor
- High quality Smeg kitchen appliances
- Walk-in wardrobe for principle bedroom
- Built-in wardrobe in second bedroom
- HIVE smart home system

## Room Dimensions

### Ground Floor

#### LOUNGE

Arrow A	3600mm	11'9"
Arrow B	3081mm	10'1"
Arrow C	4882mm	16'0"
Arrow D	3626mm	11'10"

#### KITCHEN / DINER

Arrow A	3600mm	11'9"
Arrow B	4653mm	15'3"
Arrow C	3821mm	12'6"
Arrow D	2278mm	7'5"

CLOAKS	960mm x 1859mm	3'1" x 6'1"
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### First Floor

#### BATHROOM

Arrow A	2581mm	8'5"
Arrow B	1899mm	6'2"
Arrow C	1826mm	5'11"
Arrow D	2521mm	8'3"

#### BEDROOM 2

Arrow A	2656mm	8'8"
Arrow B	3998mm	13'1"
Arrow C	3072mm	10'0"
Arrow D	2377mm	7'9"

WARDROBE	560mm x 2377mm	1'10" x 7'9"
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BEDROOM 3	2584mm x 3712mm	8'5" x 12'2"
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### Second Floor

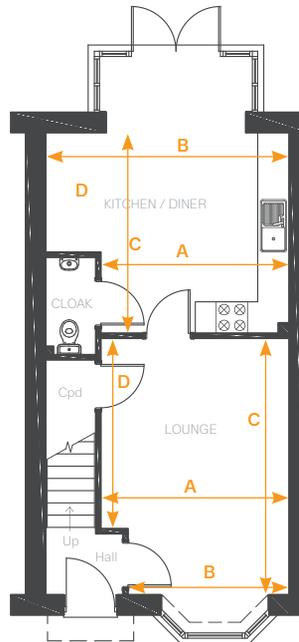
#### BEDROOM 1

Arrow A	3672mm	12'0"
Arrow B	4651mm	15'3"
Arrow C	4391mm	14'4"
Arrow D	3553mm	11'7"

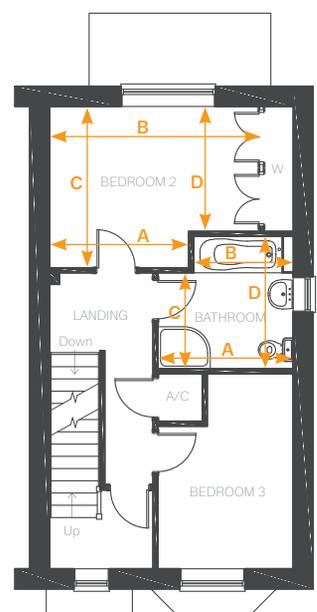
WARDROBE	2403mm x 1861mm	7'10" x 6'1"
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EN-SUITE	2155mm x 1861mm	7'0" x 6'1"
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Ground Floor



First Floor



Second Floor

