

# THE BEAMISH

## FOUR BEDROOM HOME



There's plenty of space for everyone in the Beamish. On the ground floor, you'll find a generous lounge, as well as a bright, open plan dining kitchen complete with feature island. There's French doors in both rooms, so on warm days you can step straight out and enjoy the garden. As well as a useful utility room, downstairs cloakroom and storage cupboard, there's a separate study or family room, giving you more space to relax, spend time together or work from home.

To the first floor, you'll find a luxurious principal bedroom with built-in wardrobes and an en-suite, plus three further bedrooms and a modern family bathroom with bath and separate shower cubicle.

Outside there is a turfed garden, driveway, EV charger and garage.

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## FOUR BEDROOM HOME



Lounge with French doors



Open plan dining kitchen with French doors to garden



Downstairs cloakroom



Principal bedroom with built-in wardrobe & en-suite



High quality kitchen appliances



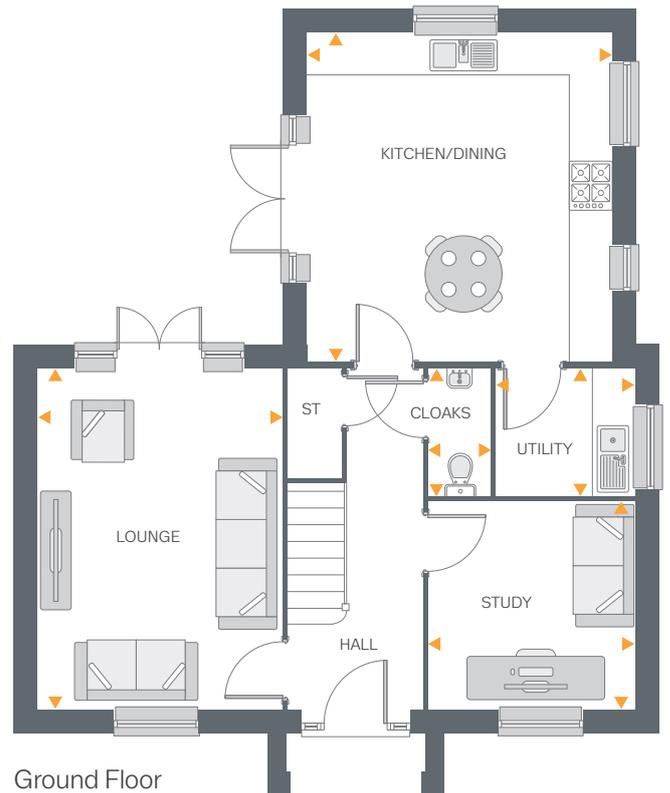
Hive smart heating system



Fully turfed rear garden



EV charger & garage



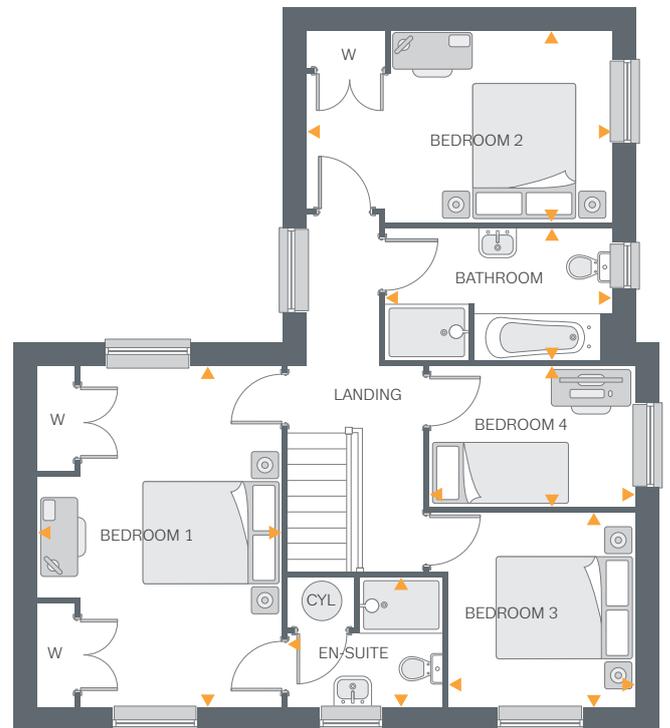
Ground Floor

### Ground Floor

Lounge	16'3" x 11'7"	4.97m x 3.54m
Kitchen/Dining	15'8" x 14'5"	4.80m x 4.41m
Utility	6'5" x 6'0"	1.97m x 1.84m
Study	9'11" x 9'9"	3.03m x 2.99m
Cloakroom	6'0" x 2'11"	1.84m x 0.90m

### First Floor

Bedroom 1	16'3" x 11'7"	4.97m x 3.54m
Ensuite	7'4" x 6'2"	2.24m x 1.88m
Bedroom 2	14'5" x 9'1"	4.41m x 2.79m
Bedroom 3	9'3" x 8'10"	2.84m x 2.71m
Bedroom 4	9'8" x 6'8"	2.96m x 2.03m
Bathroom	10'9" x 6'5"	3.28m x 1.96m



First Floor

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.