



2 BEDROOM  
DETACHED  
HOME

una  
ST IVES

## 2 BEDROOM

Living / Dining	4.21 x 6.78m 13'10" x 22'3"
Kitchen	2.81 x 2.92m 9'3" x 9'7"
Master Bedroom	3.36 x 3.03m 11'0" x 9'11"
Bedroom 2	3.36 x 3.03m 11'0" x 9'11"
Total floor area	66.9(m <sup>2</sup> ) 752(ft <sup>2</sup> )



All photographs taken at Una St Ives



Please note: Floor plans and dimensions are taken from architectural drawings and are for guidance only. Please ask the sales team for specific details.

## specification

### general

- Timber flooring to living area and kitchen
- Porcelain tiled floor to bathroom
- Stain resistant carpet to bedrooms, staircase and first floor landing
- Contemporary white doors with chrome handles
- Interior decor finished with an eco paint
- Wood burning stove
- TV and telephone points
- IP guest telephone

### exterior

- Double-glazed, powder coated aluminium windows and doors
- Natural sedum roofs
- Cedar clad exterior elevations
- Decking area
- One allocated parking space

### kitchen

- Range of contemporary wall and base units
- Solid quartzform worksurface
- Integrated oven, hob, extractor, fridge/freezer, dishwasher, washer/dryer

### bedrooms

- Built in wardrobes to master and bedroom 2
- TV point in master bedroom

### bathroom/en-suite

- Contemporary white sanitary ware
- Porcelain tiled floor
- Tiling around bath and shower

### heating

- Modern slim line electric panel heaters with timer and thermostat
- Wood burning stove
- Photovoltaic cells to roof

### warranty

- LABC 10 year warranty



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