



3 BEDROOM
DETACHED
HOME

una
ST IVES

3 BEDROOM



GROUND FLOOR

WC	0.97 x 1.89m 3'2" x 6'2"
Living / Dining	6.18 x 8.75m 20'3" x 28'10"
Kitchen	2.40 x 4.62m 7'10" x 9'10"

FIRST FLOOR

Master Bedroom	3.70 x 3.89m 12'2" x 12'9"
En Suite	2.06 x 1.50m 6'9" x 4'11"
Bedroom 2	3.20 (ext. 3.70m) x 3.20m (ext.4.20m) 10'6" (12'2") x 10'6" (13'9")
Bedroom 3	2.88 x 3.00m 9'5" x 9'10"
Total floor area	119(m ²) 1280.5(ft ²)

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



All photographs taken at Una St Ives



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
- Wine cooler

bedrooms

- Built in wardrobes to master and bedroom 2
- En-suite to master bedroom
- 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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