



4 BEDROOM  
DETACHED  
HOME

una  
ST IVES

# 4 BEDROOM



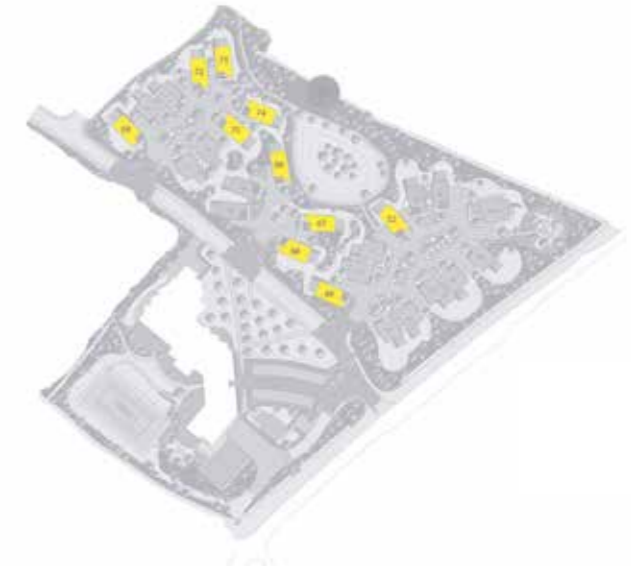
## GROUND FLOOR

WC	0.97 x 1.89m 3'2" x 6'2"
Living / Dining	6.18 x 10.29m 20'3" x 33'9"
Kitchen	2.40 x 4.62 7'10" x 15'2"

## FIRST FLOOR

Master Bedroom	3.05 x 3.89m 10'0" x 12'9"
En Suite	2.06 x 1.50m 6'9" x 4'11"
Bedroom 2	2.39 x 4.65m 7'10" x 15'3"
Bedroom 3	2.65 x 4.70m 8'8" x 15'5"
Bedroom 4	3.43 x 2.67m (ext. to 3.57m) 11'3" x 8'9" (11'9")
Total floor area	137.50(m <sup>2</sup> ) 1480.10(ft <sup>2</sup> )

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



una  
ST IVES

Contact us:

01736 257000

[www.unastives.co.uk](http://www.unastives.co.uk)

[sales@unastives.co.uk](mailto:sales@unastives.co.uk)