

MEDROSE 4 - Specification

Double doors to glazed entrance hall. Fitted doormat.

Inner Hall

8.8m max x 2.67m
Slate floor. Stairs leading to first floor.

Bedroom

3.68m x 3.27m
Fitted wardrobes. TV point. French doors to garden. Door to;
En-suite shower room. Shower with tiled walls and glass surround "Grohe" shower system. Halogen spotlights. Heated towel rail. WC. Wash hand basin and mixer tap, mirror. Extractor fan.

Bedroom

3.67m x 4.27m (opening to 6.65m). Airing cupboard/walk in wardrobe housing hot water tank. TV point. Door to;
En-suite bathroom - 4.19m x 1.82m. Pale stone tiled floor. Shower with tiled walls and glass surround "Grohe" shower system. Halogen spotlights. WC. Two Wash hand basins with chrome mixer taps, cupboards below and stone shelf surrounding, mirrors above. Panelled bath with mixer taps.

Cloakroom

WC. Wash hand basin, chrome mixer taps. Fitted mirror. Heated towel rail. Slate floor. Halogen spotlights. Extractor fan.

Games Room

7.48m x 6.82m. Halogen spotlights. Extractor fan.

Utility Room

4.4m x 2.06m. Window to front. Work surface with stainless steel sink and drainer, mixer tap. Space and plumbing for washing machine and dryer. Storage cupboard and thermostat. Slate floor. Door to;
Double Garage 5.71m x 5.56m. Automatically operated doors.
Double doors to glazed entrance hall. Fitted doormat.

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Bedroom

3.67m x 4.27m opening to 6.65m. Airing cupboard/walk in wardrobe housing hot water tank. TV point. Door to;
En-suite bathroom
4.19m x 1.82m. Pale stone tiled floor. Shower with tiled walls and glass surround "Grohe" shower system. Halogen spotlights. WC. Two Wash hand basins with chrome mixer taps, cupboards below and stone shelf surrounding, mirrors above. Panelled bath with mixer taps.

Cloakroom

WC. Wash hand basin, chrome mixer taps. Fitted mirror. Heated towel rail. Slate floor. Halogen spotlights. Extractor fan.

Games Room

7.48m x 6.82m. Currently housing ping pong table, football table and games.
Halogen spotlights. Extractor fan.

Utility Room

4.4m x 2.06m. Window to front. Work surface with stainless steel sink and drainer, mixer tap. Space and plumbing for "Bosch" washing machine and dryer. Storage cupboard and thermostat. Slate floor. Door to;
Double Garage 5.71m x 5.56m. Automatically operated doors.

FIRST FLOOR

Upper Hall

10.92m x 2.93m into bay. Wood floors. Doors leading to all rooms. Large roof light. Large bay window to front.

Dining area

5.48m x 3.96m. French doors and windows to terrace. "Jim Lawrence" wall mounted lights. Halogen spotlights. Leading through to;

Kitchen

4.47m x 3.35m. Contemporary Teal blue shaker style kitchen units with granite work top. Double stainless steel sink, mixer taps and waste disposal system. Fitted "Bosch" dishwasher. Fitted "Smeg" double oven and 5 ring gas hob. Stainless steel splash back and extractor hood. BT point. Thermostat control. Space for American fridge freezer. Windows to side and front with views over fields and the Camel Estuary.

Study

2.51m x 1.86m
BT point and wireless communication access point. Thermostat control. Halogen spotlights.

Reception room

6.59m x 5.96m Split level. Fitted panelled seating area to upper level. Windows and French doors to terrace with far reaching views over the estuary. Fireplace with stone surround and slate hearth. Wood floors. TV point. Wall mounted lights and halogen spotlights.

Walk in Cupboard

With shelving and switch board.

Bedroom

4.01m (min) x 3.68m. Windows to side. French doors to terrace/gardens. TV point. Hatch to loft. Door to;
En-suite bathroom.
2.59m x 1.85m. Opaque window to rear. Slate floor. Halogen spotlights. Heated towel rail. WC. Wash hand basin and mixer tap with cupboard below. Shaver point. Panelled bath and mixer tap.

Bedroom

3.67m x 2.12m opening to 4.21m. Window to side. TV point. Halogen spotlights. Door to;
En-suite shower room.
Slate floor. Shower with tiled walls and glass surround "Grohe" shower system. Halogen spotlights. Heated towel rail. WC. Wash hand basin and mixer tap and cupboard below, mirror. Extractor fan. Shaver point.

Bedroom/Dormitory

5.86m x 4.13m. 2 Dormer windows to front. Cupboards. TV point. Door to;
En-suite bathroom. 3.13m x 2.05m. Opaque round window to side. Slate floor. Shower with tiled walls and glass surround "Grohe" shower system. Halogen spotlights. WC. Wash hand basins with chrome mixer tap, cupboard below. Panelled bath with mixer taps.

Exterior/garden

The property is approached via a tarmacadam drive leading to a slate paved area to the front of the house. The slate steps lead up to the terrace area leading to a split level garden with a combination of lawn and terraces.

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