



## Plot 17 | Homefield, Little Houghton

£ Under Offer  4 Bedrooms

### ABOUT THIS PROPERTY

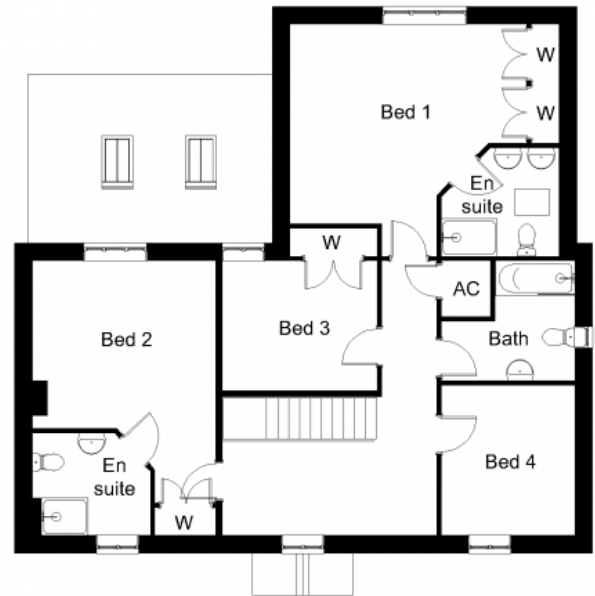
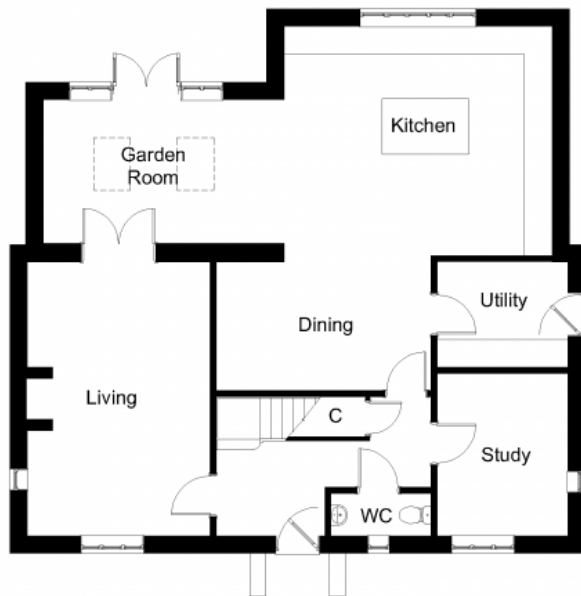
- Open plan kitchen/dining room
- Living room with woodburner
- Study
- Utility room
- Downstairs WC
- Beds 1 & 2 with en suites
- Fibre broadband - up to 1 Gbps
- Air source heat pump, underfloor heating to the ground floor and radiators to upper floors
- Double garage with additional parking

### INCLUDED AS STANDARD

- Choice of Symphony kitchen units with quartz worktops and upstand\*
  - Integrated NEFF (or equivalent) kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
  - Choice of sanitary ware from Ideal Standard\*
  - Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathroom & en suites\*
  - Choice of wall paint colours\*
  - Chrome towel rails to all bathrooms
  - Superfast FTTP broadband available with speeds up to 1 Gbps
  - Alarm to house and garage
  - EV charging point
  - Turf to front and rear gardens
  - Outside tap
- \* subject to stage of construction

Call 01234 717700 Email [sales@francisjackson.co.uk](mailto:sales@francisjackson.co.uk) Visit [francisjacksonhomes.co.uk](https://francisjacksonhomes.co.uk)

Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.



#### GROUND FLOOR DIMENSIONS

- Living room 5.8m x 3.9m
- Kitchen 5.7m x 4.9m
- Dining 4.6m x 2.7m
- Garden room 5.1m x 3m
- Study 3.4m x 2.8m
- Utility 2.8m x 2.2m
- WC 2.1m x 0.9m

#### FIRST FLOOR DIMENSIONS

- Bedroom 1 5.8m max x 4.9m max (incl. wardrobes)
- En suite 2.5m max x 2.3m
- Bedroom 2 3.9m min x 3.6m min (excl. wardrobe)
- En suite 2.5m x 2.1m max
- Bedroom 3 3.3m x 2.8m (excl. wardrobe)
- Bedroom 4 3.2m x 2.9m
- Bathroom 2.8m x 2.5m max

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