



the oak

4 BEDROOMS

OVERALL 126.3 M² | 1359 FT²

This stunning home is opened up by a spacious central hallway, with a handy WC under the stairs and a living room to the front of the property perfect for entertaining. To the rear is the heart beat of the house - a large modern kitchen dining room with an open family area.

An integral garage completes the downstairs.

Upstairs are three double bedrooms, one with en-suite, one with a walk in wardrobe, a large single bedroom and a large family bathroom.





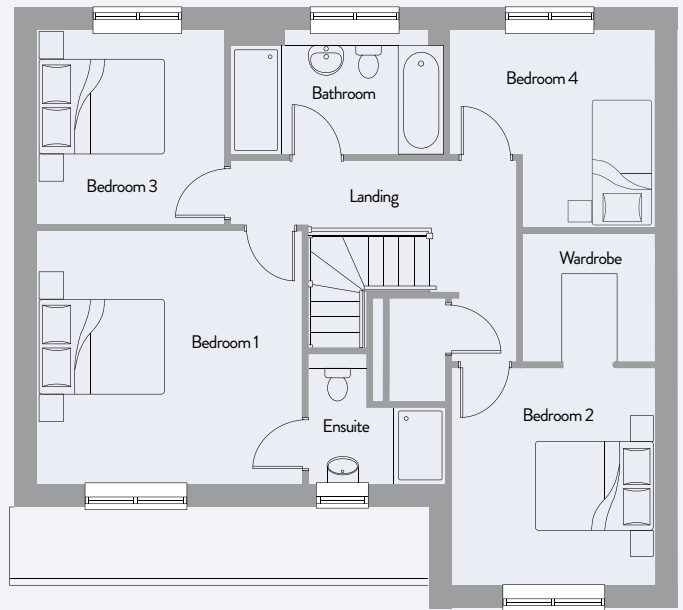
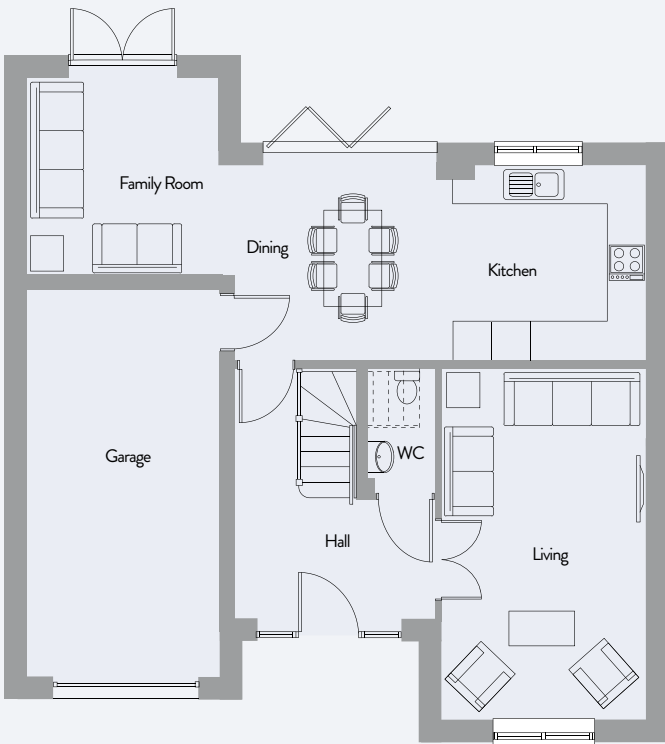
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Ground	Metric (m)	Imperial
Living	3.22 x 5.49	10'6" x 18'0"
Kitchen / Dining	6.49 x 3.07	21'3" x 10'0"
Family	3.18 x 3.14	10'5" x 10'3"
Hall	3.21 x 3.92	10'6" x 12'10"

First	Metric (m)	Imperial
Bed 1	4.17 x 3.97	13'8" x 13'0"
Ensuite	2.16 x 2.06	7'1" x 6'9"
Bed 2	3.21 x 3.42	10'6" x 11'2"
Wardrobe	2.09 x 2.00	6'10" x 6'6"
Bed 3	2.95 x 3.05	9'8" x 10'0"
Bed 4	3.25 x 3.19	10'7" x 10'5"
Bathroom	3.30 x 1.96	10'9" x 6'5"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. January 2024.