

# NIGHTINGALE HOUSE

PLOT 5

Nightingale House offers four bedroom accommodation with striking features such as large glazed screen and gallery to the dining area.

The sitting room has reclaimed beams to the ceiling and feature brick fireplace, with a double aspect to both front and rear gardens. The dining room has French doors onto the patio area overlooking the garden as does the family room. The hall also leads to the study, cloakroom, understairs store cupboard and extensive breakfast kitchen. The kitchen itself has been handcrafted and painted by Clarity Arts and features a range of integrated appliances, granite worktops and tiled floor. The utility room is off the breakfast room and has its own access to the garden.

Upstairs, there are four bedrooms, two with ensuite, and the house bathroom which has a bath and separate shower enclosure. The master bedroom suite is accessed via its own galleried landing which overlooks the dining hall and out to the garden. The master bedroom has an ensuite bathroom with bath and separate shower enclosure.



Outside, the gated drive is block paved and the double garage has a remotely operated electric door. Nightingale House has a generously sized south facing garden with walls to some boundaries.

## DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	3500 x 5450	11'6" x 17'11"
Dining room	3200 x 3700	10'6" x 12'2"
Family room	4100 x 2800	13'5" x 9'2"
Study	2900 (red to 2000) x 3150 (red to 1050)	9'6" (red to 6'7") x 10'4" (red to 3'5")
Cloakroom	1400 x 1400	4'7" x 4'7"
Breakfast kitchen	3900 (red to 3500) x 5950	12'10" (red to 11'6") x 19'6"
Utility room	1600 x 3000	5'3" x 9'10"
First floor		
Master bedroom	3500 (red to 1850) x 3400 (red to 1800)	11'6" (red to 6'1") x 11'2" (red to 5'11")
Master en-suite	3500 (red to 2600) x 2000 (red to 1200)	11'6" (red to 8'6") x 6'7" (red to 3'11")
Bedroom 2	3500 x 3100	11'6" x 10'2"
Bedroom 2 en-suite	2000 x 1950	6'8" x 6'5"
Bedroom 3	2800 x 3100	9'2" x 10'2"
Bedroom 4	2800 (red to 1550) x 3100 (red to 2500)	9'2" (red to 5'1") x 10'2" (red to 8'2")
Bathroom	2000 x 3100	6'8" x 10'2"

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.

