

The Lerryn

'The Lerryn' delivers a traditional family home offering spacious and versatile accommodation. Impressive open plan kitchen/dining/family room featuring a large glazed bay to the rear garden, as well as an adjoining utility room, formal sitting room and a 3rd reception room offering a study, play room or snug. The first floor enjoys four bedrooms with master en suite facilities and externally the Lerryn benefits from an enclosed rear garden, parking and garage.



GROUND FLOOR



Kitchen	5.95m x 3.40m
Lounge	5.37m x 3.64m
Study	2.80m x 2.30m
Utility	

FIRST FLOOR



Bedroom 1	3.98m x 3.64m
Bedroom 2	3.64m x 3.66m
Bedroom 3	4.00m x 2.80m
Bedroom 4	2.94m x 2.87m

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Specification

Kitchen

Penpol
Lerryn

	Penpol	Lerryn
Howdens fully fitted kitchen with soft close to doors and drawers	•	•
38mm square edged Laminate worksurfaces		
20mm Silestone worksurfaces to kitchen and utility room	•	•
Lamona Tumble Dryer	•	•
Bosch Gas Hob	•	•
Bosch Double Oven	•	•
Bosch built in 60/40 split fridge/freezer	•	•
Lamona built in extractor	•	•
Bosch built in dishwasher	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•
Bosch built in washing machine	•	•

Heating & Ventilation

	Penpol	Lerryn
Gas filled boiler with radiator to ground and first floor	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•
Centralised Mechanical extract system	•	•

Bathrooms

	Penpol	Lerryn
White Sanitaryware with chrome fittings	•	•
Wall hung rimless Roca Wc's	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•
Semi-pedestal basin to cloakroom	•	

Internal Finishes

Penpol
Lerryn

	Penpol	Lerryn
Light Oak Veneered doors with contemporary door furniture	•	•
White emulsion to ceilings and walls	•	•
White gloss woodwork with hardwood handrail to staircase	•	•

Lighting & Electrical

	Penpol	Lerryn
Open network fibre to premises	•	•
Terrestrial TV aerial	•	•
TV point to living room and master bedroom	•	•
External lights to all entrance doors	•	•
LED downlights to kitchen area and bathrooms	•	•

External

	Penpol	Lerryn
Anthracite Grey UPVC windows	•	•
External doors with multipoint locking	•	•
Landscaping to front gardens, turfed rear gardens	•	•
External tap to rear	•	•
Chartres paving patio	•	•
Power and light to garages with personnel doors (where applicable)	•	•
7.0 Kw EV Charger	•	•

The specification of the houses is correct at the date of print but maybe subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Some of the images shown are computer generated. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.