



4 BEDROOM DETACHED HOME

THE CARLTON

A MODERN, DETACHED FAMILY HOME FEATURING:

- > Impressive central entrance hallway
- > Lounge with French doors leading to garden
- > Dining room with feature bay window
- > Contemporary open plan kitchen with family living space and separate utility
- > Master bedroom with en-suite
- > Study
- > Family bathroom
- > Gallery landing
- > Ground floor cloakroom

BEAL HOMES
a total lifestyle concept

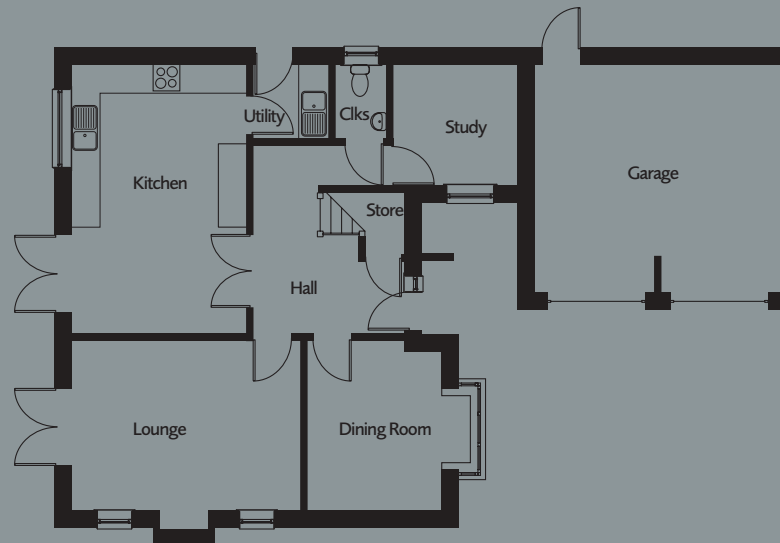
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THE BEAL DIFFERENCE:

- > Ability to change internal layout - creating a bespoke house*
- > Choice from 'PLATINUM' range of kitchens and features
- > Kitchen design service to customise the layout to suit you*
- > Choice of designer internal fittings & fixtures
- > Choice of fire and surround
- > Choice of contemporary ceramic tiling
- > Security alarm system
- > 'Low maintenance' windows, fascias and soffits
- > 6ft privacy fencing to garden
- > Patio area to French doors
- > Extensive list of 'fitted as standard' items

GROUND FLOOR



LOUNGE 16'4" (4.98m) x 11'11" (3.63m)

DINING 11'1" (3.39m) x 11'1" (3.41m max)

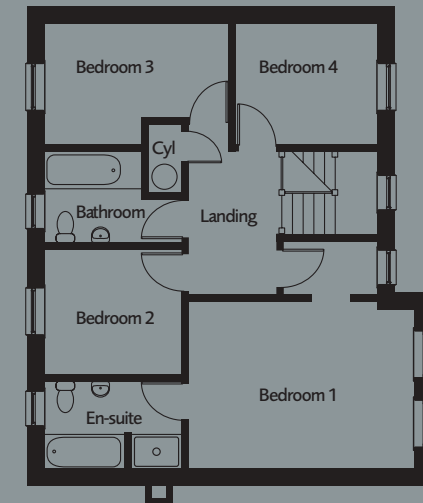
KITCHEN/FAMILY AREA 12'6" (3.82m) x 19'3" (5.88m)

UTILITY 5'6" (1.68m) x 5'4" (1.63m)

STUDY 9'0" (2.75m) x 8'9" (2.69m)

CLOAKROOM 3'8" (1.12m) x 5'6" (1.68m)

FIRST FLOOR



BEDROOM 1 15'11" (4.85m) x 11'11" (3.64m)

BEDROOM 1 'LOBBY' 3'10" (1.17m) x 6'8" (2.05m)

EN-SUITE 6'2" (1.90m) x 9'10" (3.00m)

BEDROOM 2 9'10" (3.00m) x 9'0" (2.75m)

BEDROOM 3 8'10" (2.70m max) x 13'1" (4.00m max)

BEDROOM 4 10'0" (3.06m) x 8'10" (2.70m max)

BATHROOM 9'9" (2.99m max) x 6'6" (1.99m max)

Important Notice

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or warranty. *Subject to stage of construction at time of reservation, and building regulations where applicable.

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