



## 4 BEDROOM DETACHED HOME

A STYLISH, DETACHED FAMILY HOME FEATURING:

- > Central entrance hallway
- > Lounge with feature bay window
- > Gallery landing
- > Contemporary kitchen
- > Separate utility room
- > Master bedroom with en-suite
- > Dining room with French doors leading to garden
- > Ground floor cloakroom
- > Family bathroom

## THE HAXBY

**BEAL HOMES**  
*a total lifestyle concept*

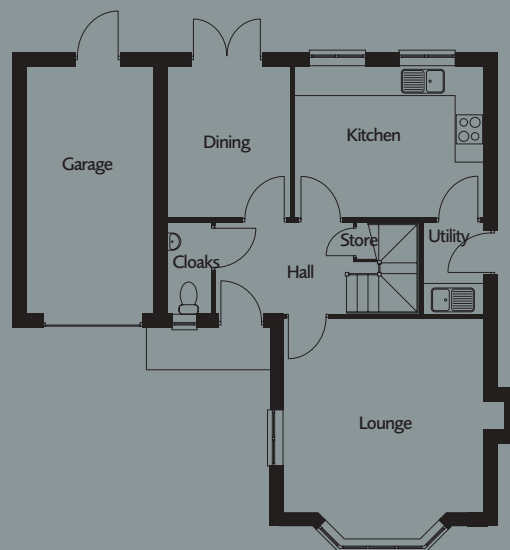
# THE HAXBY

## 4 BEDROOM DETACHED HOME

### 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** 15'0" (4.58m max) x 13'11" (4.24m)

**DINING** 8'5" (2.58m) x 10'3" (3.14m)

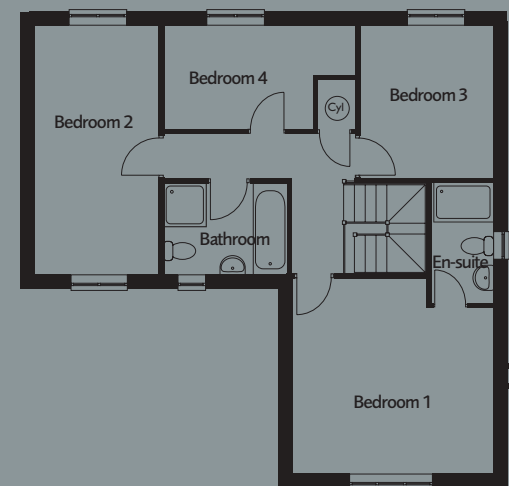
**KITCHEN/BREAKFAST** 13'0" (3.98m) x 10'3" (3.14m)

**UTILITY** 6'1" (1.87m) x 4'6" (1.37m)

**CLOAKS** 6'1" (1.87m) x 3'0" (0.91m)

**GARAGE** 16'11" (5.17m) x 8'10" (2.70m)

### FIRST FLOOR



**BEDROOM 1** 13'11" (4.24m max) x 13'4" (4.06m max)

**EN-SUITE** 8'1" (2.48m) x 4'7" (1.40m)

**BEDROOM 2** 16'10" (5.14m) x 8'6" (2.60m)

**BEDROOM 3** 9'2" (2.80m) x 10'5" (3.17m)

**BEDROOM 4** 13'3" (4.05m) x 7'0" (2.14m)

**BATHROOM** 8'6" (2.60m) x 6'1" (1.87m)

#### 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.

## BEAL HOMES

*a total lifestyle concept*

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