



THE MALTBY

£645,000

Covering a generous 2740 square feet this stunning 5 bedroom home needs no introduction. This attractive detached double fronted property includes 5 spacious bedrooms, 3 bathrooms, a double garage and a large south facing garden**

The Maltby includes the following as standard:

- Ground floor under floor heating
- Open plan kitchen - living area
- Self designed kitchen*
- Self designed utility room*
- Self designed bathrooms*
- 2 sets of large aluminum bi-folding doors
- Oak veneer internal doors
- Modern oak & glass staircase
- Glass Juliette balcony off master bedroom
- Fully tiled bathrooms & en suites
- High end bathroom fixtures and fitting
- Fully block paved driveway
- Turfed front – rear gardens
- Large decked area to the rear
- A choice of stunning granite or solid oak kitchen worktops*
- High end kitchen appliances
- LED spot lights
- Electric roller garage door
- Outdoor cold water tap
- Chrome sockets and switches

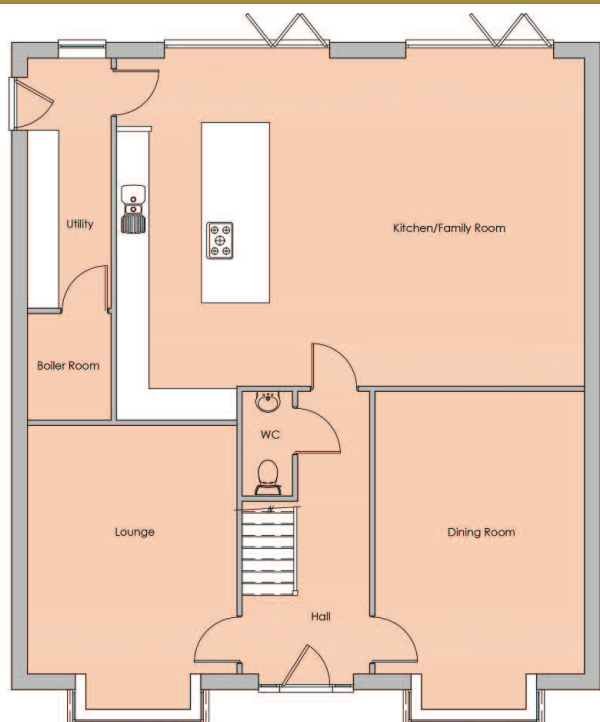
* = Build stage dependent

** = plot specific

At Rockwill Homes we believe each property should be tailored to you, we offer a bespoke tailoring service enabling you to have input from the very start in building your dream home. We have a large range of standard specifications to choose from along with some beautiful upgrade options. From choices of kitchen designs / bathroom designs / tiling / internal doors / skirting boards-architraves / internal electrical design and much more.

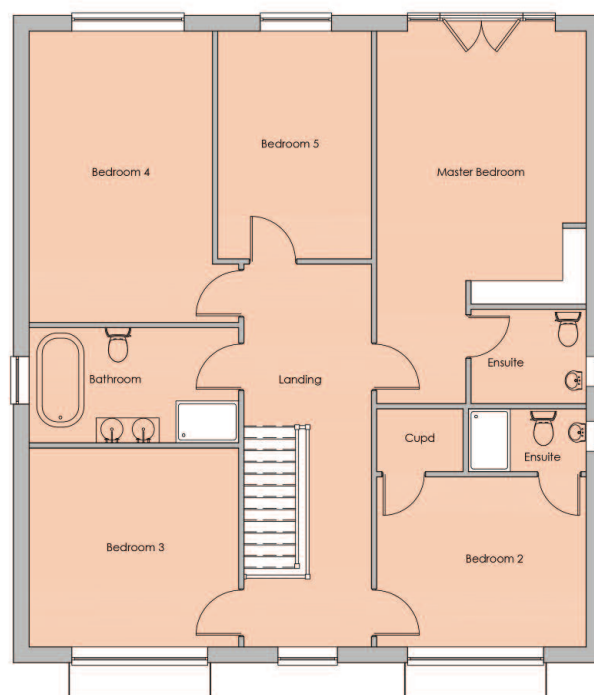
Once your plot is reserved we will guide you through the process of transforming your dreams into reality.

Only one
available in
phase 1 / two
in phase 2



Lounge	4.00 x 5.40 (Excluding bay)
Dining Room	4.00 x 5.40 (Excluding bay)
Utility	1.60 x 4.77
Kitchen / Family Room	8.94 x 6.27
WC	0.96 x 2.00
Total floor area	253.1m ² (2724 ft ²)

GROUND FLOOR PLAN



Master Bedroom	4.00 x 5.22 (Excluding entrance area)
Bedroom 2	4.00 x 3.25
Bedroom 3	4.00 x 3.80
Bedroom 4	3.50 x 5.57
Bedroom 5	2.94 x 4.35
Bathroom	4.00 x 2.20

FIRST FLOOR PLAN

Michael Poole
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SALES ENQUIRIES

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