



THE SWAINBY

£360,000

Covering a generous 1461 square feet this stunning 4 bedroom home needs no introduction. This attractive detached property includes 4 bedrooms, 2 bathrooms and a single garage.

The Swainby includes the following as standard:

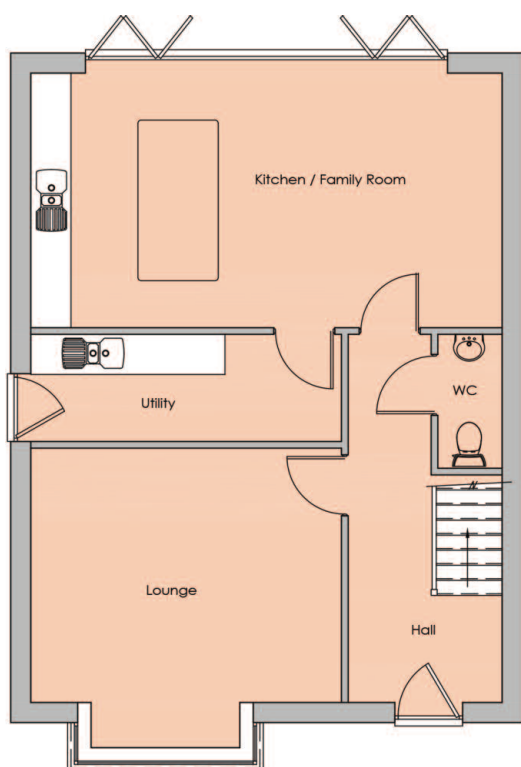
- Ground floor under floor heating
- Open plan kitchen - living area
- Self designed kitchen*
- Self designed utility room*
- Self designed bathrooms*
- Large aluminum bi-folding doors
- Oak internal doors
- Modern oak staircase
- Fully tiled bathrooms & en suites
- High end bathroom fixtures and fitting
- Fully block paved driveway
- Turfed front – rear gardens
- Large, decked area to the rear
- A choice of stunning quarts 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

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.

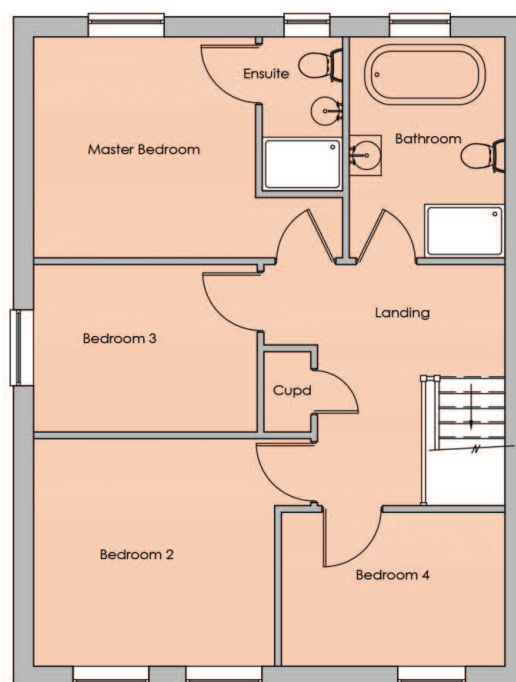
Once your plot is reserved we will guide you through the process of transforming your dreams into reality.

Only one
available in
phase 1 / two
in phase 2



Lounge	4.64 x 3.80 (excluding bay)
Utility	4.64 x 1.60
Kitchen / Family Room	7.04 x 3.80
WC	0.96 x 2.00
Total floor area	134.0m ² (1442 ft ²)

GROUND FLOOR PLAN



Master Bedroom	3.32 x 3.30
Bedroom 2	3.60 x 3.40
Bedroom 3	3.34 x 2.50
Bedroom 4	3.34 x 2.30
Bathroom	2.33 x 3.30

FIRST FLOOR PLAN

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