

# The *SHIRENEWTON* (Plot 30)

5 Bedroom Detached Home

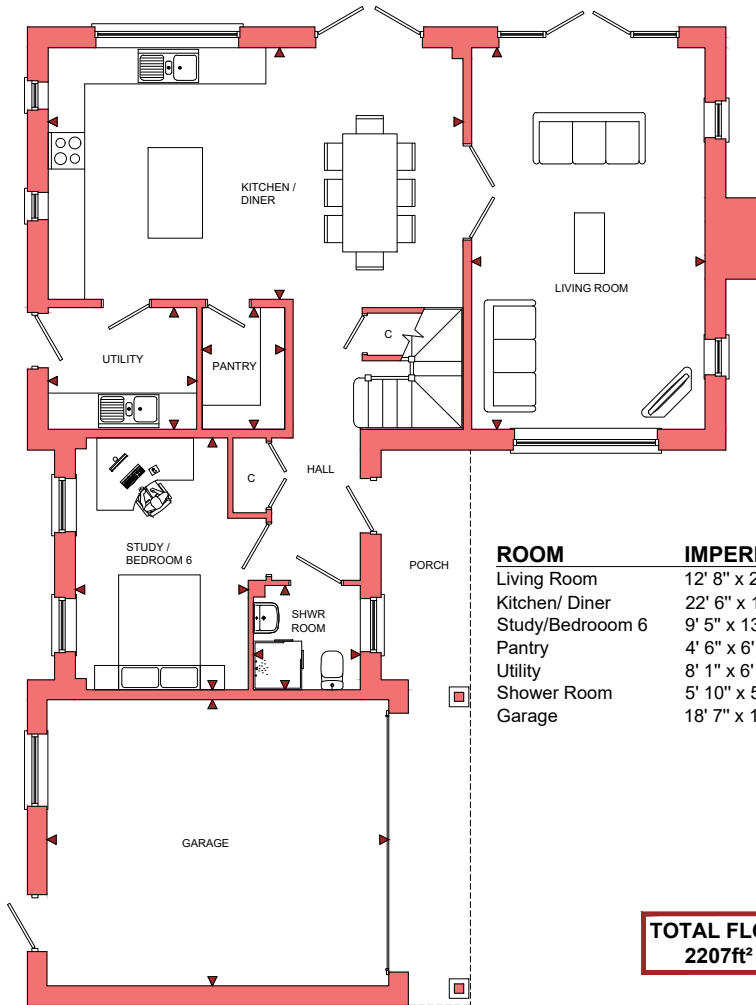


# The SHIRENEWTON (Plot 30)

5 / 6 Bedroom Detached Home

# Willow Walk

Lea, Ross-on-Wye, HR9 7ND



| ROOM            | IMPERIAL / "    | METRIC / mm   |
|-----------------|-----------------|---------------|
| Living Room     | 12' 8" x 20' 9" | 3860 x 6310mm |
| Kitchen/ Diner  | 22' 6" x 13' 8" | 6860 x 4160mm |
| Study/Bedroom 6 | 9' 5" x 13' 8"  | 2854 x 4165mm |
| Pantry          | 4' 6" x 6' 7"   | 1368 x 2010mm |
| Utility         | 8' 1" x 6' 7"   | 2455 x 2010mm |
| Shower Room     | 5' 10" x 5' 8"  | 1768 x 1722mm |
| Garage          | 18' 7" x 15' 6" | 5650 x 4730mm |

**TOTAL FLOOR AREA**  
2207ft<sup>2</sup> / 205m<sup>2</sup>

GROUND FLOOR



| ROOM        | IMPERIAL / "     | METRIC / mm   |
|-------------|------------------|---------------|
| Bedroom 1   | 15' 9" x 11' 1"  | 4797 x 3372mm |
| Bedroom 2   | 9' 11" x 15' 5"  | 3011 x 4690mm |
| Bedroom 3   | 12' 10" x 9' 8"  | 3912 x 2948mm |
| Bedroom 4   | 8' 3" x 15' 5"   | 2511 x 4690mm |
| Bedroom 5   | 12' 10" x 10' 9" | 3912 x 3274mm |
| Bathroom    | 6' 6" x 9' 8"    | 1975 x 2948mm |
| En-Suite    | 11' 7" x 9' 4"   | 3517 x 2829mm |
| Shower Room | 8' 3" x 6' 3"    | 2511 x 1897mm |
| Dressing    | 13' 0" x 9' 4"   | 3968 x 2850mm |

FIRST FLOOR

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**Willow Walk, Lea, Ross-On-Wye, Herefordshire, HR9 7ND**

## **The Shirenewton**

### **Key Features/Included Specification**

- Choice of Premium Range Kitchen Units
- Choice of Granite or Solid Wood Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets
- Hardwood Oak Staircase
- Oak Internal Doors with Chrome Ironmongery
- Rangemaster Oven & Chimney Hood
- AEG Double Oven, Hob & Chimney Hood (In Lieu of Rangemaster)
- AEG Fully Integrated Fridge, Freezer & Dishwasher
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen
- Choice of Electric Fire and Surround or Wood Burning Stove
- Fully Integrated Security System
- Spacious Open Plan Kitchen/Dining Area with French Doors to Rear Garden
- Separate Utility & Pantry off Kitchen
- Large Lounge with French Doors to Rear Garden
- Walk-Through Dressing Room & En-Suite to Master Bedroom
- En-Suite to Bedroom 2
- 5 Double Bedrooms
- Large Study (or 6<sup>th</sup> Double Bedroom)
- Downstairs Shower Room with W/C
- Double Integral Garage with 6 Additional Parking Spaces

