

# THE PELHAM

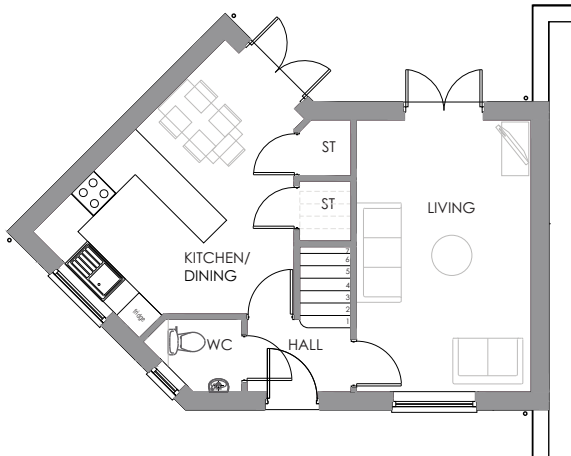
*A stunning 3 bedroomed home*



**The Pelham** is a stunning three bedroom home that offers an open plan kitchen/diner, spacious separate living room and WC to the ground floor.

The first floor consists of three good sized bedrooms and a family bathroom, the master bedroom benefits from an en-suite. The home also benefits from off-street parking.

# THE PELHAM



## Ground Floor

### Room dimensions

Kitchen/Dining

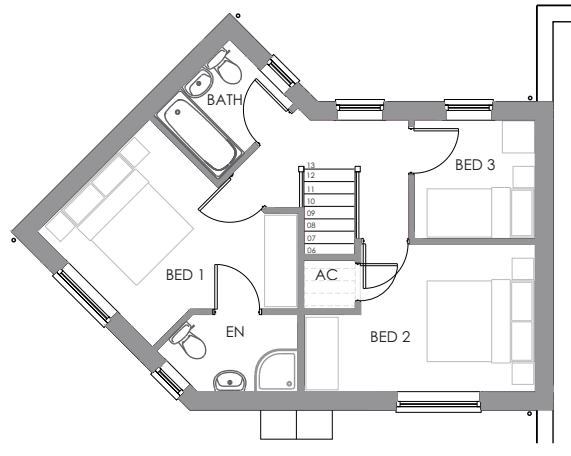
5.07m x 4.52m

16'7" x 14'1"

Living

3.26m x 5.07m

10'8" x 16'7"



## First Floor

### Room dimensions

Bedroom 1

2.95m x 3.04m

9'8" x 10'0"

Bedroom 2

4.31m x 2.76m

14'1" x 9'0"

Bedroom 3

2.26m x 2.21m

7'5" x 7'3"

## TOP SPEC LIST

- Turf front and rear
- Exterior lighting front and rear
- Close panel fencing around boundary
- Gas central heating
- Fully fitted Symphony kitchen with soft closer doors and drawers
- Built in stainless steel electric oven, gas hob and extractor hood
- Contemporary family bathroom
- Downstairs cloakroom
- Full height tiling to the bath and \*shower cubicles (\*where applicable)
- Allocated parking space

*Specifications: This information is for guidance only and does not form any part of a contract or constitute a warranty.*

*Illustrations are of typical elevations and may vary. Floor plan are not drawn to scale.*

*Room dimensions are subject to a +/- 50mm(2") tolerance and are based on a maximum dimensions in a each room.*

*Please consult your sales advisor on site for specific elevations, room dimensions and external finishes.*