

# ORCHARD

FOUR-BEDROOM DETACHED HOUSE WITH GARAGE (PLOTS 19 & 23)

DALBY  
GATE  
LE12



This beautifully presented detached four-bedroom home offers spacious and versatile living, complete with a single garage.

Upon entering, you're welcomed by a bright entrance lobby with access to the staircase leading to the first floor. The ground floor features a dedicated study, a comfortable lounge, and an expansive open-plan kitchen and dining area. Bi-fold doors open onto a fully enclosed rear garden, creating a seamless indoor-outdoor living experience. A separate utility area adds everyday convenience.

On the first floor, you will find three double bedrooms, along with a single bedroom. The master bedroom includes an ensuite shower room, and there is also a family bathroom.

## Gross internal floor area 118m<sup>2</sup>

Any measurements quoted are approximate and must be checked on site and against the layout which may vary due to unforeseen circumstances. Floor plans may be mirror handed. These details have been produced for illustrative purposes only and does not form any part of a contract or constitute an offer. Actual specification may vary from that shown in floor plan.

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## Floor plan



Ground floor plan

Not to scale



First floor plan

## Key dimensions

Room	Dimensions	
Kitchen diner	4572mm x 6885mm	15ft 0in x 22ft 7in
Lounge	4300mm x 3492mm	14ft 1in x 11ft 5in
Bedroom 1	3005mm x 3986mm	9ft 10in x 13ft 1in
Bedroom 2	3502mm x 3210mm	11ft 6in x 10ft 6in
Bedroom 3	2793mm x 3586mm	9ft 2in x 11ft 9in
Bedroom 4	2444mm x 2810mm	8ft 0in x 9ft 2in

## Specifications

### Kitchen and utility

- Fully fitted Wren kitchen
- Quartz worktop
- Integrated white goods
- Cooker hood.

### Bathroom, ensuite and cloakroom

- Porcelanosa white bathroom suites
- Porcelanosa wall tiles around bath and shower
- Ladder style radiators
- Lighted mirror in bathroom and ensuite.

### Windows, doors and walls

- UPVC windows and doors
- Oak internal doors with black ironmongery
- Bi-fold patio doors
- White emulsion walls and white gloss woodwork.

### Lighting, heating and electrical

- Gas fired combi boiler with smart heating controls
- Recessed spot lights in selected rooms
- EV charging point
- Intruder alarm
- Light and power to garage
- External light with motion detector
- Smoke and CO2 alarms.

### Flooring

- Luxury vinyl tile flooring in kitchen, bathroom, WC and en-suite
- Carpet to remaining areas.

### External

- Turf to rear and front gardens
- Slabbed patio
- Outdoor tap
- Timber fencing.

