

# CEDAR/BIRCH

THREE-BEDROOM SEMI-DETACHED HOUSE

DALBY  
GATE  
LE12



This semi-detached home offers three well-proportioned bedrooms and a thoughtfully designed layout perfect for modern living.

Upon entering, you're welcomed by a bright lobby that provides access to the staircase and a convenient downstairs cloakroom. The property boasts a separate lounge for relaxed evenings, alongside a spacious open-plan kitchen diner, which opens out onto the enclosed rear garden. A dedicated utility room adds practicality.

Upstairs, you'll find two generous double bedrooms and a comfortable single bedroom, complemented by a stylish family bathroom. Outside, the property benefits from parking for two vehicles.

## Gross internal floor area 94m<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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# CEDAR/BIRCH

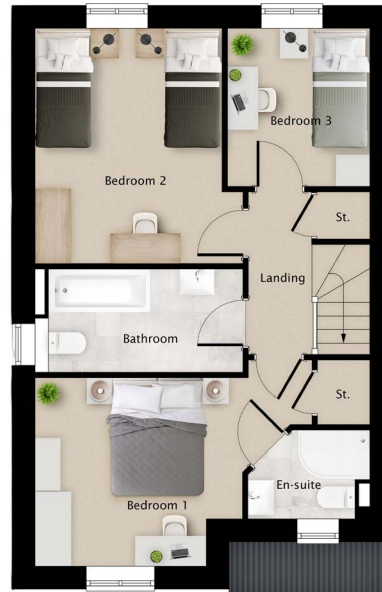
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## Floor plans



Ground floor plan

Not to scale



First floor plan

## Key dimensions

Room	Dimensions	
Kitchen diner	5554mm x 3430mm	18ft 2.5in x 11ft 3in
Lounge	3435mm x 4023mm	11ft 3.5in x 13ft 2.5in
Bedroom 1	3441mm x 3120mm	11ft 3.5in x 10ft 3in
Bedroom 2	3109mm x 3893mm	10ft 2.5in x 12ft 9.5in
Bedroom 3	2350mm x 2625mm	7ft 8.5in x 8ft 7.5in

## 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 bathrooms and ensuite.

### Windows, doors and walls

- UPVC windows and doors
- Oak internal doors with black ironmongery
- French 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
- 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.

