



### KITCHEN/DINING/SITTING ROOM

Spacious open-plan room. The sitting area features a large window and glazed door opening to a private balcony, allowing ample natural light and offering views over the development and nearby green spaces. The kitchen section is fitted with white base and wall-mounted cupboards, laminate worktops, stainless steel sink with drainer, freestanding electric cooker and washing machine. A comfortable dining area links the kitchen and living spaces, making it ideal for modern living.

### BEDROOM 1

A good-sized double bedroom. Includes a freestanding wardrobe and space for further storage. Large window and wash hand basin with storage below.

### BEDROOM 2

A versatile single bedroom, currently arranged with bunk beds, making it ideal for children or guests.

### BATHROOM