




# Tea Valley View

House Type

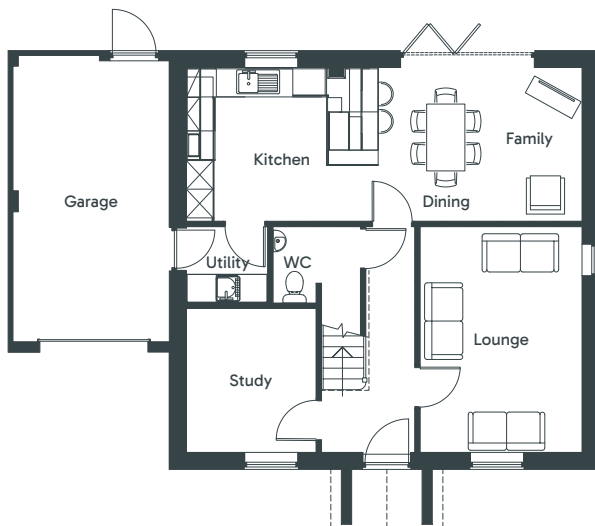
## Warwick

 Four bedrooms

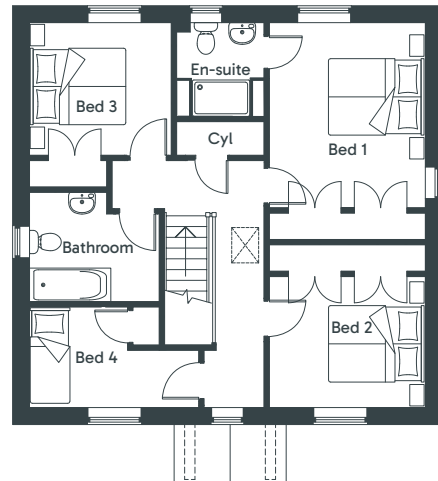


- Luxurious interiors with elegant fitted wardrobes, solid oak doors and a seamless kitchen equipped with AEG appliances for a harmonious living experience.
- Comfort-oriented features like underfloor heating and air source heat pumps ensure sustainability and an energy-efficient home.
- Peace of mind is offered by a 10-year ICW warranty and advanced home security with a wireless alarm system.
- Ample outdoor spaces courtesy of private, turfed gardens with fencing, plus the convenience of an external electrical socket and bib tap.
- A dedicated study complements a spacious living area, facilitating work and leisure in a thoughtfully designed space.

Ground Floor



First Floor



Please note: No side window to Plots 6, 9, 28 & 29

<b>Kitchen/Dining</b>	8.28m x 3.21m	/	27' 2" x 10' 7"
<b>Lounge</b>	3.38m x 4.72m	/	11' 2" x 15' 6"
<b>Study</b>	2.71m x 3.01m	/	8' 10" x 9' 10"
<b>Utility</b>	1.70m x 1.59m	/	5' 7" x 5' 3"
<b>Cloaks (WC)</b>	1.82m x 1.59m	/	6' 0" x 5' 3"
<b>Garage</b>	3.26m x 5.99m	/	10' 8" x 19' 8"

<b>Bed 1</b>	3.26m x 3.87m*	/	10' 8" x 12' 8"
<b>En-suite</b>	1.82m x 1.96m	/	6' 0" x 6' 5"
<b>Bed 2</b>	3.26m x 2.74m*	/	10' 8" x 9' 0"
<b>Bed 3</b>	2.96m x 2.77m	/	9' 9" x 9' 1"
<b>Bed 4</b>	3.54m Max x 2.10m	/	11' 8" Max x 6' 10"
<b>Bathroom</b>	2.71m x 2.28m	/	8' 10" x 7' 6"

\* Plus Wardrobes

