

# Bordeaux 60' x 20'



These must be the most exciting range of park homes properties to come up on the market in a very long time! Based in Mount Pleasant Park in Acaster Malbis, these brand new homes are 60' x 20' and come fitted to the highest standard. The development is for the over 50s only (increasing your chances of having quiet neighbours!). As there are only 8 to be built we advise you to act fast.

## Entrance

UPVC entrance door gives access into the entrance hall.

## Entrance Hall

Good sized entrance hall with two UPVC windows to the front elevation. Access to the roof void. Alarm control pad. Storage cupboard. Door to dining room.

## Dining Room

UPVC window to the front elevation. Arch through to lounge.

## Lounge

5.87m(19'3") x 3.48m(11'5")

UPVC window to the front elevation. Two UPVC doors lead out to the patio area. A feature to one wall is the modern fireplace with timber surround. Double doors to sun room.



### Sun Room

5.87m(19'3") x 2.34m(7'8")

Laminate flooring. UPVC windows to front and rear elevations. Two sets of double doors lead out to patio.

### Kitchen

3.15m(10'4") x 2.74m(9'0")

Fitted with a complete range of modern kitchen units complemented by co-ordinating work surfaces. Two bowl sink unit. Built in dishwasher. Large electric oven with four ring gas hob and extractor fan over. UPVC window to the rear elevation. Archway to utility.

### Utility

2.13m(7'0") x 1.55m(5'1")

Fitted kitchen units with co-ordinating work surfaces mirroring those in the kitchen. Fitted washing machine and tumble dryer. Single drainer sink unit. UPVC door leads out to patio. Door to cupboard.

### Study

1.96m(6'5") x 1.96m(6'5")

Accessed via the hallway. UPVC window to the front elevation. TV point. Tel point.

### Master Bedroom

3.40m(11'2") x 2.82m(9'3")

With UPVC window to the rear elevation. Walk in wardrobe with spot lights. TV point. UPVC double doors to patio. Door to en suite.

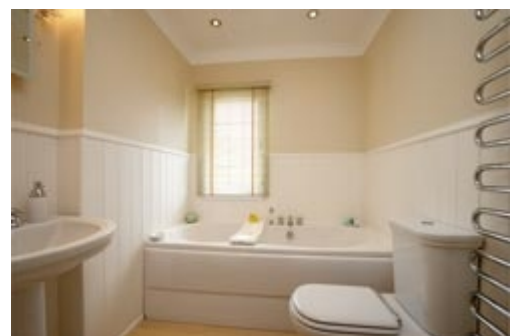
### Ensuite

Fitted with a modern three piece suite comprising; shower cubicle with power shower, matching pedestal wash basin and low level WC. UPVC window to the elevation. laminate flooring. Storage cupboard. Heated towel rail. Spot lights.

### Bedroom Two

3.02m(9'11") x 2.87m(9'5")

UPVC window to the front elevation.



## Bathroom

Fitted with a three piece suite comprising; panelled bath with hand held shower, matching pedestal wash basin and low level WC. UPVC window to the front elevation. Heated towel rail.

## Outside

The property offers a raised patio area accessed from numerous different rooms. The property also has a car port space, which is easily accessible.

## Additional Information

The property is fitted with underfloor heating with heating controls in all the main rooms. The property is also equipped with a very high specification sound system with speakers throughout the home.



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