



THE MEWS
KINGSWOOD PLACE



PLOT 37

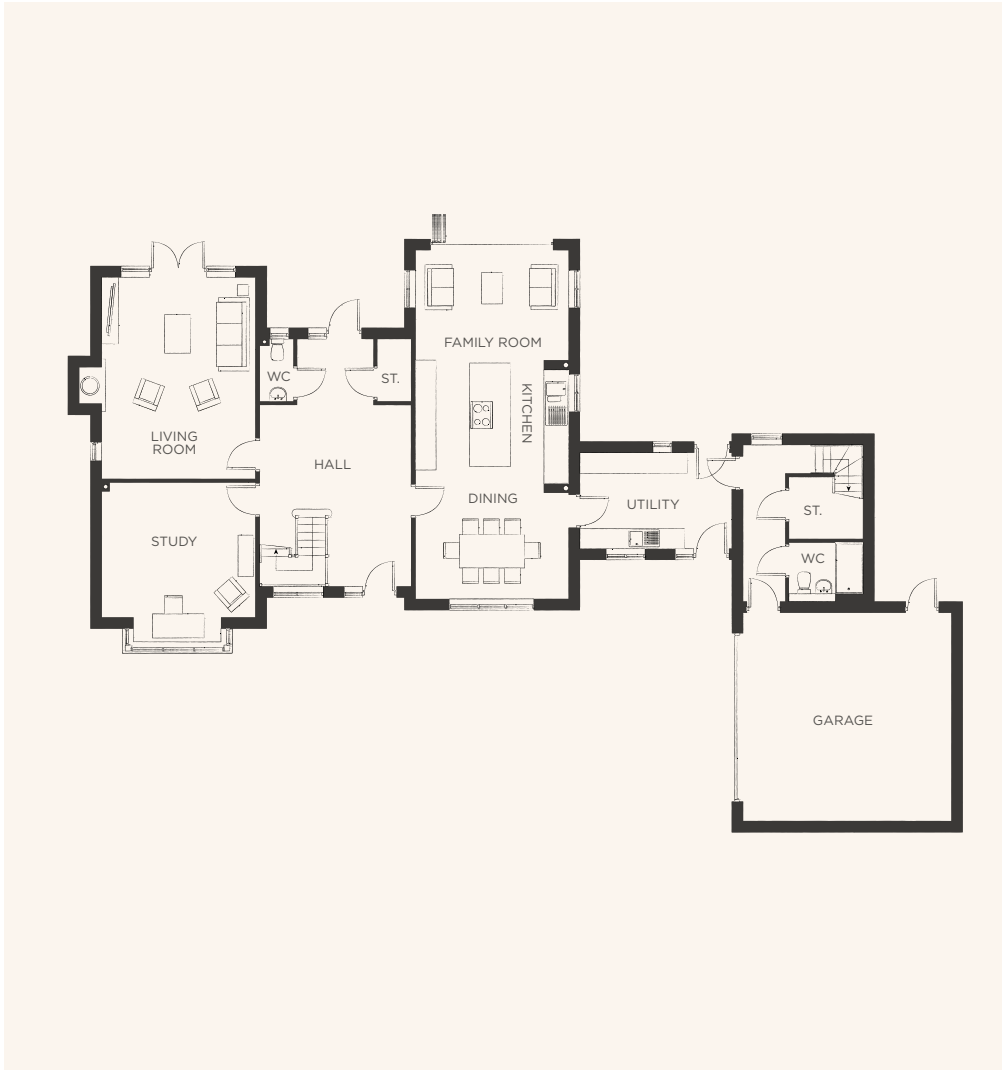
PLOT 37

5-bed detached home with integral double garage and home office annexe

An impressive double fronted home with a light flooded hallway leads into an open plan kitchen, dining and living space. Spanning the full depth of the downstairs this large versatile area is perfect for hosting. Bi-fold doors open onto the garden creating a beautifully bright area. The walk-through utility leads off the kitchen to connect to an impressive double garage with upstairs office annexe. With a separate study and living room there is flexible space for growing families.

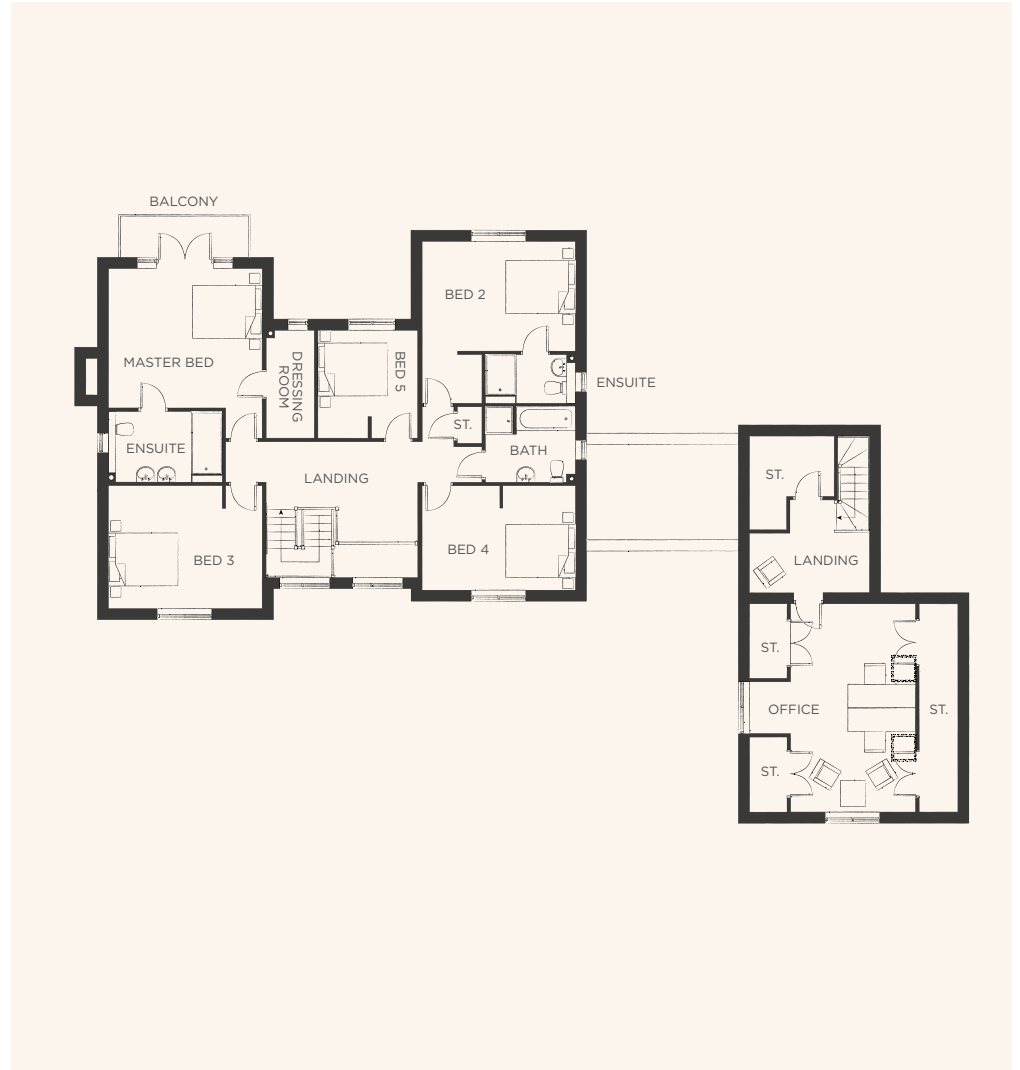
Upstairs, five generously proportioned double bedrooms lead off the sizeable landing - with the master enjoying an ensuite, dressing room, and glass-fronted balcony with views across the garden and beyond. In addition to this, there is a large family bathroom and an ensuite off the second bedroom.





GROUND FLOOR

Kitchen/Living Dining	4.51m x 10.25m
Study/Snug	3.97m x 4.51m
Living Area	4.51m x 5.95m



FIRST FLOOR

Home office	3.71m x 6.08m
Master Bed	4.51m x 4.11m
Bed 2	4.51m x 3.21m
Bed 3	3.62m x 4.51m
Bed 4	3.08m x 4.51m
Bed 5	2.90m x 3.20m

SPECIFICATION

KITCHEN

- Professionally designed, modern kitchen by Symphony (gallery range)
- Soft close doors and drawers
- Quartz worktops and upstands
- Induction cooker and extractor
- SMART under cabinet LED lighting
- Siemens integrated appliances: Fridge Freezer, Combi Oven/Microwave, Dishwasher and Wine cooler*
- 3 in 1 tap (cold, hot, instant boiling water)

UTILITY/BOOT ROOM

- Units by Symphony Gallery
- Quartz worktops and upstand*

BATHROOMS & ENSUITES & CLOAKROOM

- Vanity units to bathroom and all ensuites by Vitra
- Soft close toilet seats
- Vitra white sanitary ware
- Premium Vado thermostatic rainfall shower
- Heated chrome towel rails
- Recessed LED downlighters SMART
- Full height tiling to ensuites
- Half height tiling to bathroom and cloaks

HEATING & ELECTRICAL

- Mitsubishi air-sourced heating pumps
- Under floor heating to ground floor - radiators to 1st floor
- Chrome sockets

MEDIA & COMMUNICATION

- Cat5 cabled data points to all living and sleeping areas (upgrade to cat6)
- Smart technology (lighting, heating & alarm)
- BT point to all main living and sleeping areas
- TV and Satellite points to all living and sleeping areas

INTERNAL

- Oak veneered doors
- Chrome finished ironmongery
- White walls – satin white paint finish to woodwork

EXTERNAL

- Electric – insulated roller shutter door & 2 remote control handsets*
- Lighting to garage & power points
- Front & rear door lighting
- Patio area & paths
- Block paved private road & drives*
- Outside tap
- Electrical point
- Turf

GENERAL

- Bi-fold door – aluminium with single personal door from dining area*
- Stairs with hardwood oak rail and glazed balustrade*
- Feature landing with glazed balustrade*
- System 3 fans to wet areas
- Access door to roof storage, loft ladder and light – boards to area adjacent loft hatch

- SMART Downlighters to hall and landing & kitchen/utility
- Karndean flooring to kitchen, family areas, wet rooms and hall
- Carpets to all other areas
- Fitted wardrobes to Bedroom 1 or fittings to dressing rooms
- Smoke/heat detection
- Kitchen extract
- Log Burners*

SECURITY

- Multi point locking system front door
- Alarm system (plot specific Loxone)
- External light to front and rear elevation

LOXONE SMART TECHNOLOGY

- Automated LED spots to hall, kitchen, landing, bathroom & ensuite
- Zoned heating throughout
- Security Motion Sensors
- Keypad in hall*
- Water sensors

Further information, access aclloydhomes.com/smart-homes

As part of a gated community a nominal contribution will be required to the Management Company.

*Plot specific.



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These individual properties benefit from a gated community as part of this premium development in the historic town of Lapworth.



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