

IONA

4 bedroom detached villa with integral garage



This eye-catching 4-bedroom villa is an ideal house for the family looking for a little more space. A welcoming entrance hall leads to a generous lounge and onto the exciting modern open plan kitchen-dining area with French doors giving access to the rear garden. With direct access to the integral garage, a utility room leading to the WC, this ground floor layout is both functional and spacious. The master bedroom benefits from a large walk in wardrobe and deluxe en-suite, a further 2 double bedrooms all with fitted wardrobes and with the 4th bedroom which can be utilised as a study or nursery, add to this the large family bathroom, the Iona is a home with ample space to provide for the needs of the modern aspirational family.



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CUSTOMER NOTICE

Please note that some properties are built handed (mirror image) to those illustrated.

These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time.

Ground floor	Metric	Imperial
Kitchen / Dining	5825 x 2805	19' 1" x 9' 2"
Utility	1780 x 1800	5' 10" x 5' 11"
Lounge	3660 x 5700	12' 0" x 18' 8"
WC	1780 x 1210	5' 10" x 4' 0"
Garage	2900 x 5400	9' 6" x 17' 9"

First Floor	Metric	Imperial
Bedroom 1	3660 x 3640	12' 0" x 11' 11"
En-suite	2465 x 1430	8' 1" x 4' 8"
Bedroom 2	2900 x 3400	9' 6" x 11' 2"
Bedroom 3	2465 x 3340	8' 1" x 10' 11"
Bedroom 4	1705 x 3440	5' 7" x 11' 3"
Bathroom	2145 x 2245	7' 0" x 7' 4"

Area	Metric	Imperial
House	113 m ²	1216.3 ft ²
Garage	16 m ²	172.2 ft ²