

the Nettleton



Luxury Five Bedroom Home in a Rural Setting...

We are proud to present the Nettleton

Whichever way you look at it, the Nettleton is a classic home. With its double bay-fronted windows and elegantly crafted porch this is a home for those with discerning tastes. On the ground floor you will find an impressively large lounge a generous dining room and a WC. Walk through the hallway to find a luxurious kitchen served by a well positioned utility. The first floor offers three generous sized bedrooms with the master bedroom enjoying a luxurious en-suite and walk-in wardrobe. The family bathroom will delight with its high quality fittings.

On the second floor there are two further large bedrooms both served by en-suite bathrooms.

A commanding brick built double garage stands separate from the house with an elegant exterior staircase leading you to a quiet study above.

Our amazing specification includes all the items you would expect, however Advocate Homes have gone that little bit further to ensure the finish is of premium quality. Take a look at our typical specification overleaf, which is surprisingly included in the price of your new home.



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THE CORNERSTONE OF CRAFTSMANSHIP

Attention to Detail

General

- Oak doors with stylish furniture • BT connections to living room, master bedroom and study
- Stylish lighting throughout, oak staircases or a more contemporary alternative
- Double glazing with timber frames supplied from sustainable sources
- Cavity wall insulation, burglar alarm system, smoke detectors
- Reclaimed oak and brickwork used wherever possible
- Ten year build guarantee



Front View

cover property features stone portico at extra cost

Downstairs

- Under floor heating
- Oak skirting and architraves
- High quality carpets to other rooms
- Multi-fuel stoved living room • Oak floors in living rooms
- Handmade oak kitchen with granite surfaces, with range cooker, integral dish-washer and American style fridge freezer
- Natural travertine tiles laid to entrance halls, kitchens and garden rooms where indicated

Outside

- Brick built garages with electric doors, block paved driveways
- Cast iron effect gutters, landscaped gardens, external water and power supply

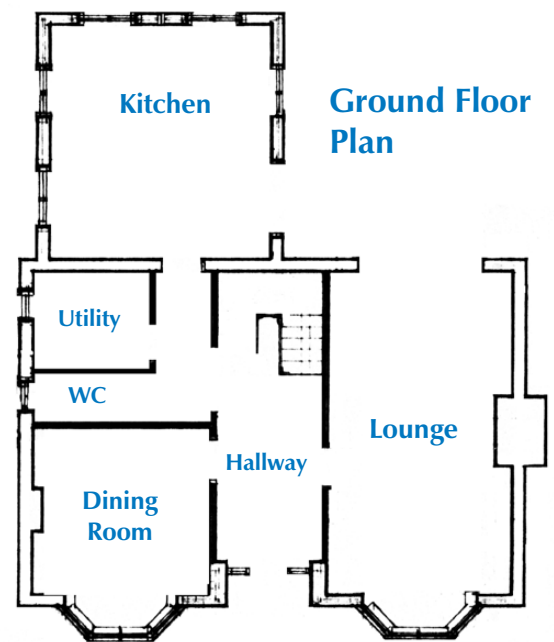


Rear View

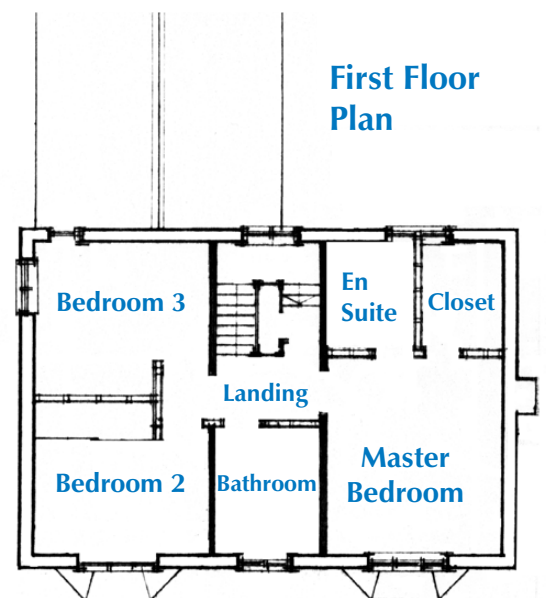


Upstairs

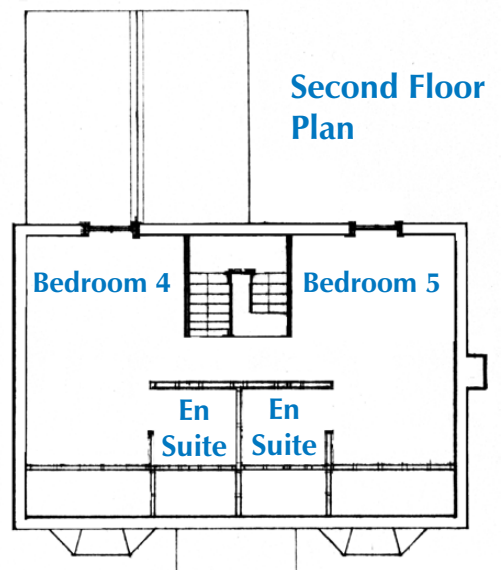
- Luxury bath & shower rooms in stylish designs
- Ariel points to all bedrooms
- Carpeted bedrooms
- Cast iron radiators



Ground Floor Plan



First Floor Plan



Second Floor Plan

slight variations may apply to some illustrations