



Luxury Five Bedroom Home in Beautiful Surroundings...

We are proud to present the Scawby

The Scawby offers spacious living accommodation as well as five excellent sized bedrooms and the total accommodation extends to 3,100 square feet.

The ground floor boasts an impressive kitchen / family area with a utility room off to the side, this area then naturally extends into the sunroom which gives excellent views of the landscaped gardens and beyond. Also you will find an extensive lounge, spacious dining room and WC off the entrance hall. Landscaped gardens await you outside for the ultimate in rural living.

On the first floor you will find three generous sized bedrooms (two with en-suite). The master bedroom of course steals the show with its balcony and spectacular vaulted ceiling. The first floor is finished off with a sumptuous family bathroom. On the second floor you'll find two further bedrooms bathed in light and a bathroom that serves this floor exclusively.

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.



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



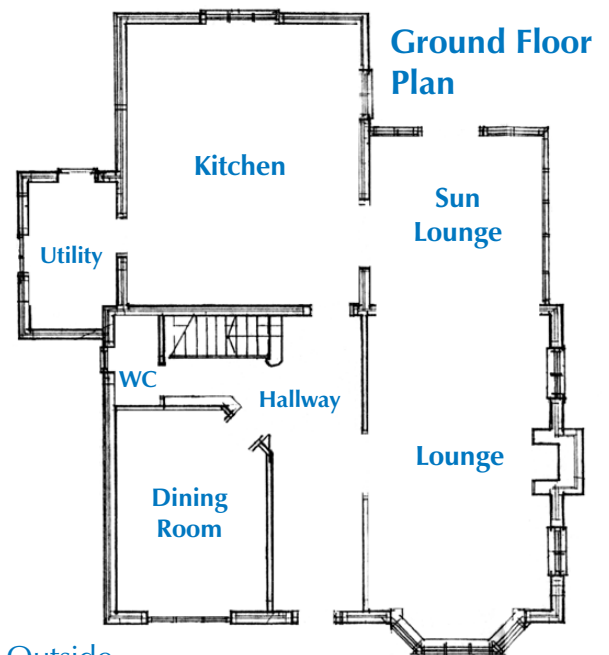
Front View

Downstairs

- Oak skirting and architraves • Oak floors in living rooms
- Under floor heating
- High quality carpets to other rooms
- Multi-fuel stoved living room
- 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



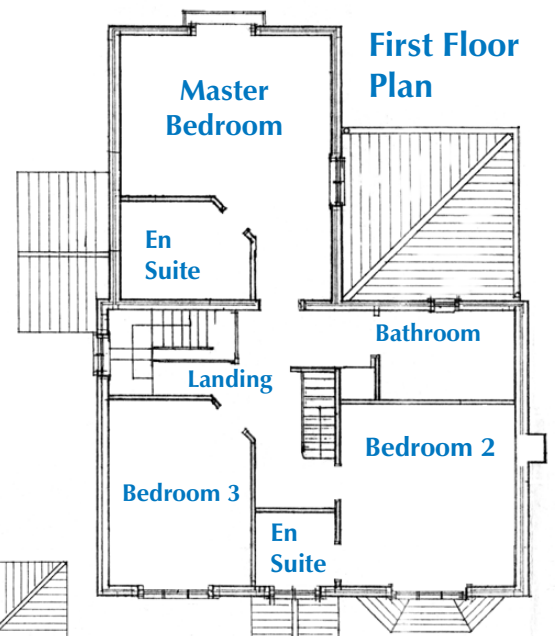
Rear View



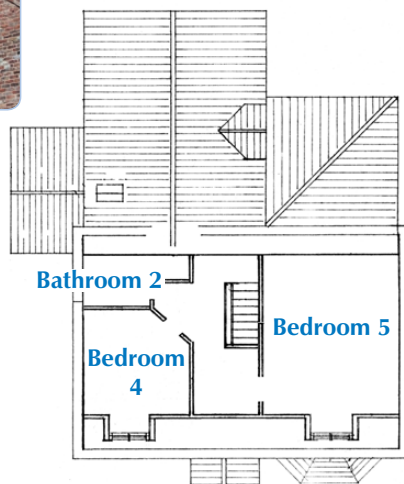
Ground Floor Plan

Outside

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



First Floor Plan



Second Floor Plan

Upstairs

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

slight variations may apply to some illustrations