

Bologna

Four bedroom home

The sister home to the Catania. Modern four bedroom detached family living. Imposing good looks, elegantly proportioned around a central entrance and staircase. Quality kitchen dining space with a large lounge with tranquil garden views.



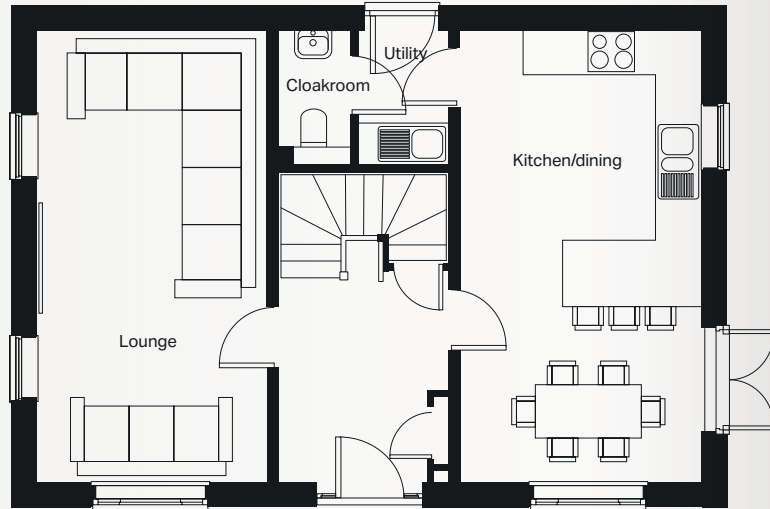
We believe that 'home' is just about the most universal and important thing there is. Home is so much more than a shelter from the elements it is a place where you can relax, dream and be yourself. Every home should have a story and we are incredibly proud to be a part of that story for our customers.

We love Scandinavian design and this influence flows through our homes. Large windows, high ceilings and clean lines in the finer details create a feeling of space and light. We hope you'll love our homes and much as we have loved designing them for you.

Gemma Smith, Managing Director



Layout



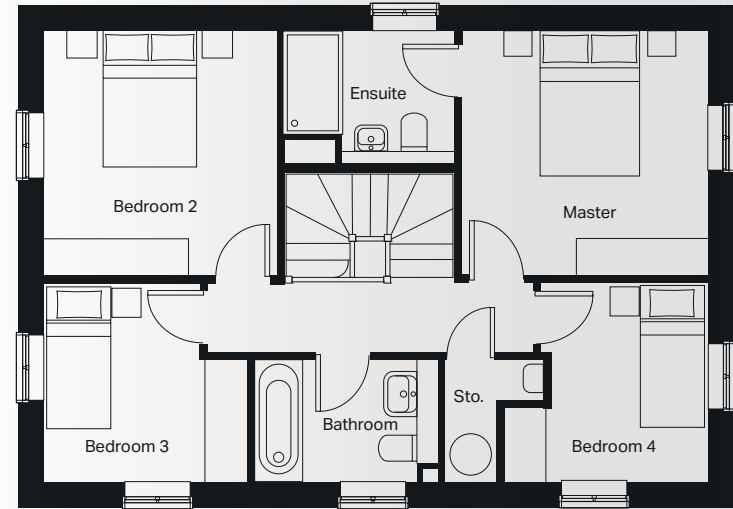
Ground floor

Kitchen/Dining (max)
3327mm x 6203mm

Lounge
3173mm x 6203mm

Utility (max)
1250mm x 1953mm

Cloakroom
1000mm x 1813mm



First floor

Master bedroom
3384mm x 3374mm

Bedroom 4 (max)
2813mm x 2740mm

Ensuite (min)
2335mm x 1863mm

Bathroom (min)
2517mm x 1725mm

Bedroom 2
3230mm x 3372mm

Bedroom 3 (max)
2809mm x 2743mm

The Bologna is a beautiful, contemporary four bedroom home, designed with family life and socialising in mind. Its spacious entrance hall leads off to an large kitchen and dining area, with breakfast bar and room for a family-sized table where you can gather together for meals, chats, games and celebrations. Its open plan design means you can cook in the kitchen whilst keeping an eye on the kids, talking to guests or helping with tricky homework, and the French doors leading onto the garden make it a bright and welcoming space. There's also a separate utility room and cloakroom.

Across the hall, you'll find the large lounge, with two windows, bringing the outside in and creating a light, comfortable place to relax and entertain. It's size means you can divide the space into zones, whether that's for watching TV, curling up with a good book, or a spot to work, play or study.

The feeling of calm and comfort continues upstairs, where there are four bedrooms and a family bathroom, giving space for everyone but making sure family members are close at hand if needed. A spare room could be used to welcome overnight guests, or turned into a playroom or office, and the master bedroom with fitted wardrobes and ensuite shower room offers a private space to relax after busy, fun-filled days.

Feature rooms









Specification

Outside

- Landscaped front garden
- Tarmac finished driveways
- Outside tap to garden
- UPVC windows
- UPVC front door with multi point lock

Inside

- White emulsion paint finish to walls & ceilings
- White gloss paint finish to woodwork
- Gas central heating with boiler
- Smoke detectors on each floor
- White horizontal 4 line internal doors

Kitchen

- Contemporary choice of doors, handles & worktops
- Stainless kitchen sink and mixer tap
- Single electric oven & extractor
- Induction hob
- Fully integrated appliances

Lounge

- Television & telephone point

Bedroom

- Contemporary choice of fitted wardrobes to master bedroom
- Television point

Bathroom & ensuite

- Luxury bathroom and ensuite sanitaryware
- Shower to ensuite in master bedroom
- Choice of contemporary wall tiles to wet areas

Warranty

- NHBC 10 year warranty

Anthem

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