

# ottersburn

C O U N T R Y L I V I N G • M O D E R N L I F E S T Y L E

CROCKETFORD • CASTLE DOUGLAS • DUMFRIES & GALLOWAY



## 3 Bedroom Bungalow with sun room

- **3 Large double bedrooms - 2 with wardrobes, master with en-suite and dressing room plus double doors to garden.**
- **very large open-plan, well-appointed kitchen/dining/living area, incorporating a sun room with double doors to garden.**
- **Family bathroom plus additional separate toilet**
- **Separate utility room**
- **Oak internal doors, skirtings and facings**
- **Electric Hörmann up and over garage door**
- **Air source heat pump**
- **Underfloor heating**

All our houses are high quality traditionally styled country homes. You will notice a feeling of solidity and light. Depending where your home is in the building process, we may be able to provide you with interior design options that help create a space that you can really call home.

We do everything we can to ensure your home is a reflection of your personality which is why, from the wall tiles to the floor covering, you can choose from a choice of different options. In fact our sales advisor will be on hand to talk you through all the ways you can create a home as individual as you are.

# 3 Bedroom Bungalow

with sun room

This property features an exceptionally large and bright contemporary layout. The open-plan kitchen, dining area and lounge being the central hive of activity, with double doors leading to garden. There are also double doors leading to the garden from the rear facing bedrooms. The 3 double bedrooms are extremely spacious and the master suite consists of an en-suite plus dressing room.

## Lounge/Kitchen

10.7m x 5m

## Summer Room

4.5m x 4.1m

## Bedroom 1:

### bedroom

4.9m x 3.9m

### dressing room

2.3m x 2.4m

### ensuite shower room

1.8m x 2.4m

## Bedroom 2

3.1m x 4.3m (excl. wardrobes)

## Bedroom 3

3.3m x 3.2m (excl. wardrobes)

## Bathroom

3.6m x 2.1m

## Cloakroom

1.3m x 2.3m

## Hall

4.2m x 4.4m ( L-shaped at widest point)

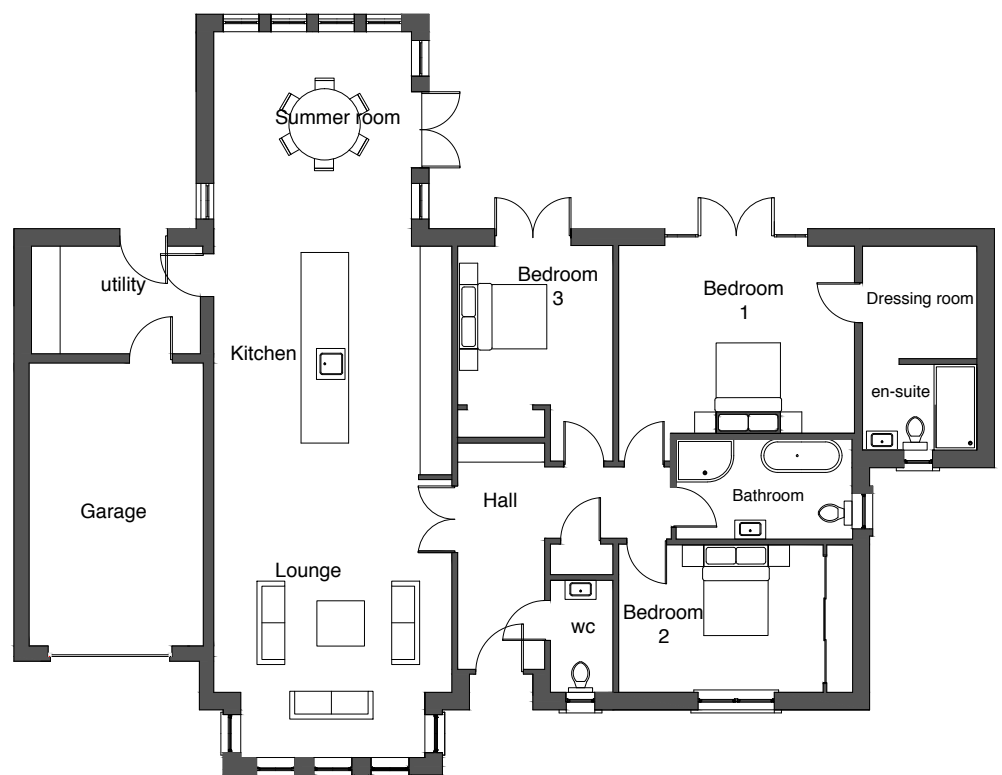
## Utility

2.2m x 3.6m

## Garage

5.9m x 3.6m

## FLOOR PLAN



**TOTAL FLOOR AREA: 168m<sup>2</sup>**