

# The Nursery

CHARLESWORTH

Two luxury 4 bed detached dormer bungalows  
with detached double garages



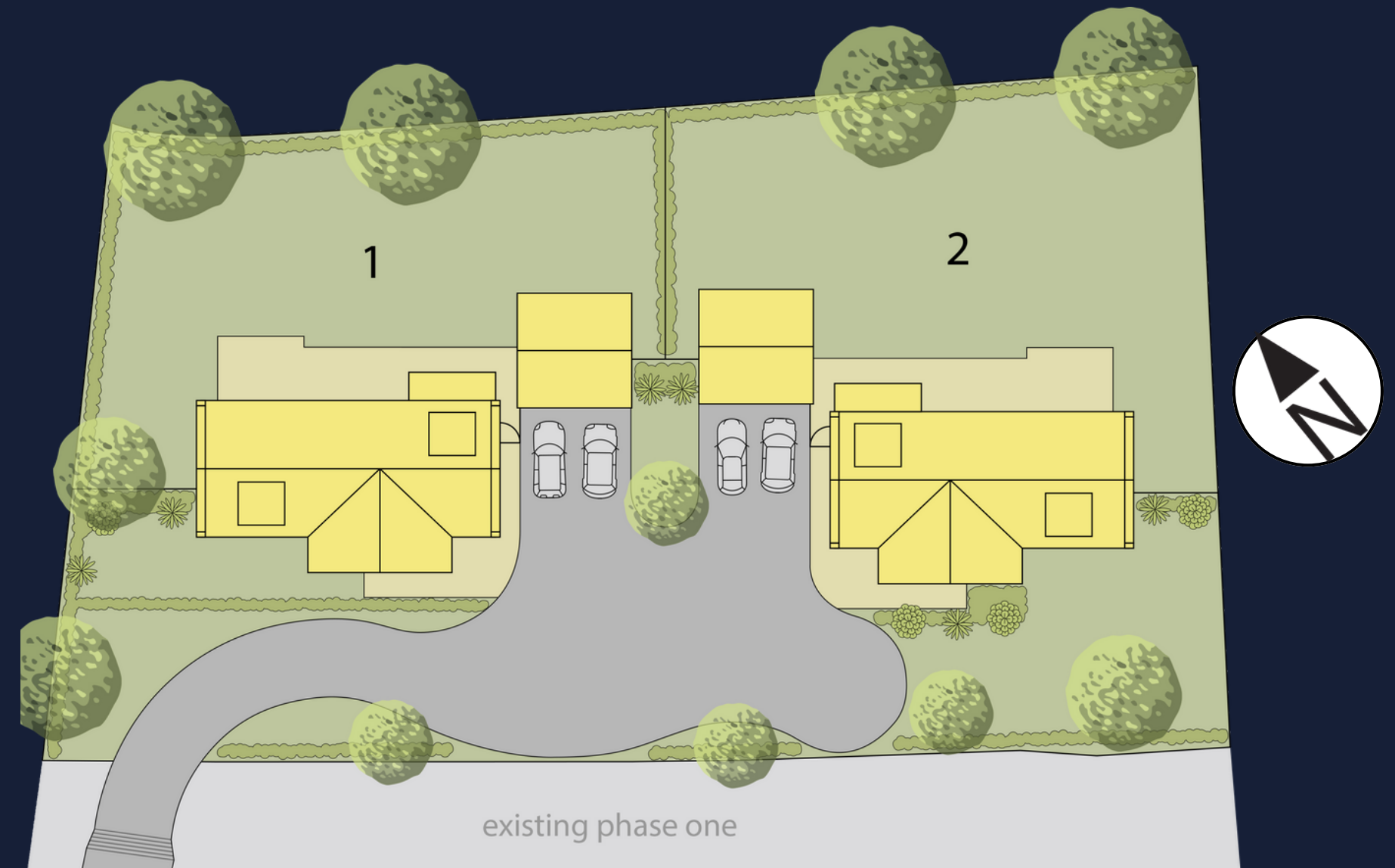


# The Development



**FRONT EXTERIOR**

Discover luxury living in the charming village of Charlesworth. Introducing the second phase on this development at The Nursery. Two stunning detached dormer bungalows, each with a detached double garage with breathtaking views of the surrounding countryside.



**SITE PLAN**



# The Specification



- KITCHEN**
- German kitchen units
  - Quartz worksurfaces
  - Wall unit lighting
  - Blanco 1.5 bowl sink
  - Blanco chrome tap
  - Siemens single oven
  - Siemens combination oven
  - Siemens warming drawer
  - Siemens vented induction hob
  - Siemens integrated dishwasher
  - Siemens integrated fridge/freezer
  - LED chrome recess downlights

- UTILITY**
- German kitchen units
  - Laminate worksurfaces
  - Blanco single bowl sink
  - Blanco chrome tap
  - Plumbed space for washing machine
  - Space for tumble dryer



- BATHROOMS**
- High-quality white sanitary ware
  - High-quality vanity units
  - Shower enclosures in the bathrooms and en-suites
  - Polished chrome brassware
  - Part wall tiling
  - Chrome heated ladder towel rail
  - LED chrome recess down lights



- EXTERNAL FEATURES**
- Traditional construction
  - Natural stone walling
  - Natural stone cills, surrounds, quoins and copings
  - Clay roof tiles
  - UPVC Dekko windows in Agate Grey
  - UPVC sliding doors in Agate Grey (dining/family room and lounge)
  - Rockwood composite multi-point locking doors in Agate Grey
  - UPVC black downpipes and guttering
  - UPVC black fascias and soffits
  - GRP garage doors in Agate Grey
  - External cold water tap
  - External electrical socket
  - External lighting to the front and rear of the property



- INTERNAL FEATURES**
- Emulsion paint finish in white
  - White finish to woodwork
  - Ceilings flat skim finish with white emulsion paint finish
  - Oak finish internal doors
  - Oak finish staircase handrail and spindles
  - Chrome door furniture
  - Chrome light switches and power sockets
  - TV point to lounge, dining/family room, downstairs master bedroom and upstairs master bedroom
  - Satellite point to the lounge
  - Mains operated smoke detectors
  - Loft access hatch
  - Intruder alarm
  - Underfloor heating to ground floor
  - Heating and hot water is provided by an air source heat pump

- LANDSCAPE & GENERAL**
- Vertical timber fencing
  - Paved patio area in Indian stone
  - Indian stone flagged paths
  - 10 year structural warranty
  - Freehold





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*A beautiful balance of elegance & functionality achieved with the finest materials*



**GERMAN KITCHENS**

*The design and function of our homes at The Nursery has been thoughtfully designed to optimise contemporary living. Stunning German kitchens, complemented with luxurious Quartz worksurfaces and Siemens appliances.*



**QUARTZ WORKSURFACES**

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# Room Dimensions

GROUND FLOOR



FIRST FLOOR



## GROUND FLOOR

<b>KITCHEN/DINING/FAMILY</b>	6.60m x 5.70m (21' -8" x 18' x -8")
<b>SHOWER ROOM</b>	2.37m x 1.89m (7' -9" x 6' -2")
<b>CLOAKROOM</b>	1.89m x 1.61m (6' -2" x 5' -3")
<b>LOUNGE</b>	5.25m x 3.85m (13' -3" x 12' -8")
<b>UTILITY</b>	2.64m x 1.71m (8' -8" x 5' -7")
<b>BEDROOM 3</b>	4.51m x 2.90m (14' -10" x 9' x -6")
<b>BEDROOM 3 EN-SUITE</b>	2.56m x 2.10m (8' -4" x 6' -11")
<b>BEDROOM 4</b>	3.55m x 2.64m (11' -8" x 8' -8")

## FIRST FLOOR

<b>MASTER BEDROOM</b>	4.90m x 4.86*m (16' -1" x 15' -11"*)
<b>MASTER EN-SUITE</b>	2.74m x 1.70m (9' -0" x 5' -7")
<b>BEDROOM 2</b>	4.86*m x 3.85m (15' -11"* x 12' -8")
<b>BATHROOM</b>	2.91m x 2.30m (9' -7" x 7' -7")

\*MEASUREMENT TO WIDEST POINT



# Location

THE NURSERY, GLOSSOP ROAD,  
CHARLESWORTH SK13 5HB



Registered address: Suite 2, 16 Kingsway, Altrincham WA14 1PJ

IMPORTANT NOTICE: These particulars are for illustration only. Plot sizes and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred. Dimensions should not be used for carpet sizes, appliance spaces, or items of furniture. Kitchen, bathroom and dressing area layouts are shown for indicative purposes only - please refer to specification for full details. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Floorplans and room layouts are for indicative purposes only and head heights will vary depending on ridge/eaves heights.