



CENTRAL  
SQUARE

AT COPLEY W7

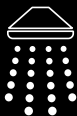


# Templeman House

A SPACIOUS DETACHED 4 DOUBLE BEDROOM HOME



Open plan living



En suite to main  
bedroom



27sq ft private laid  
lawn garden

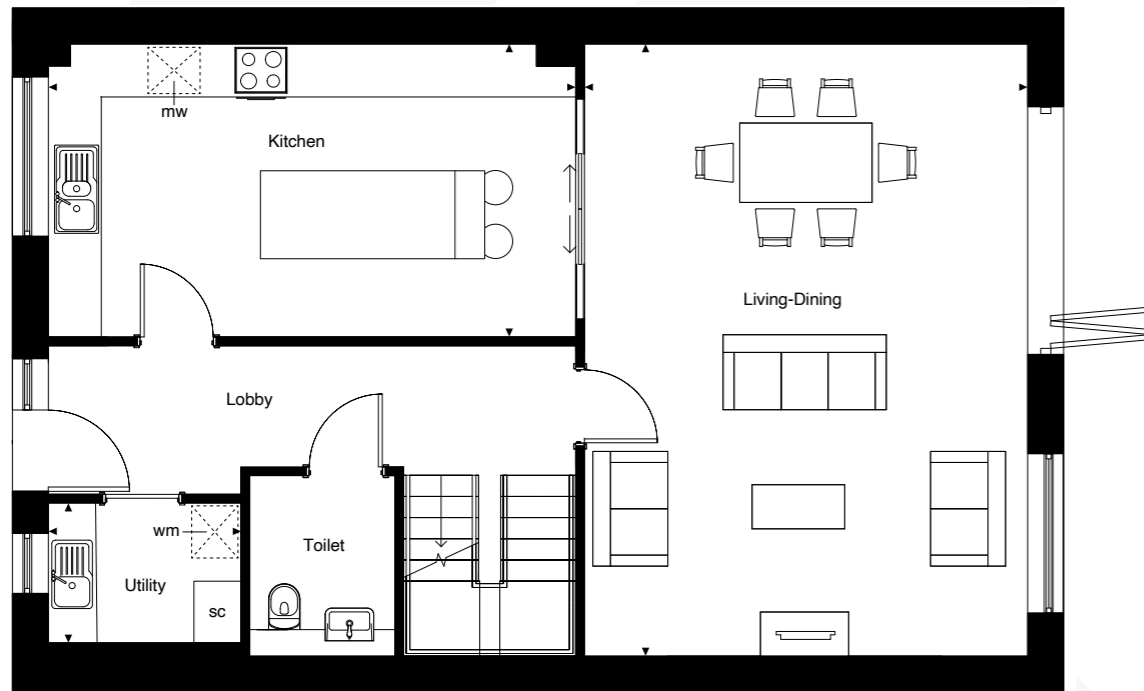


On plot parking



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GROUND FLOOR

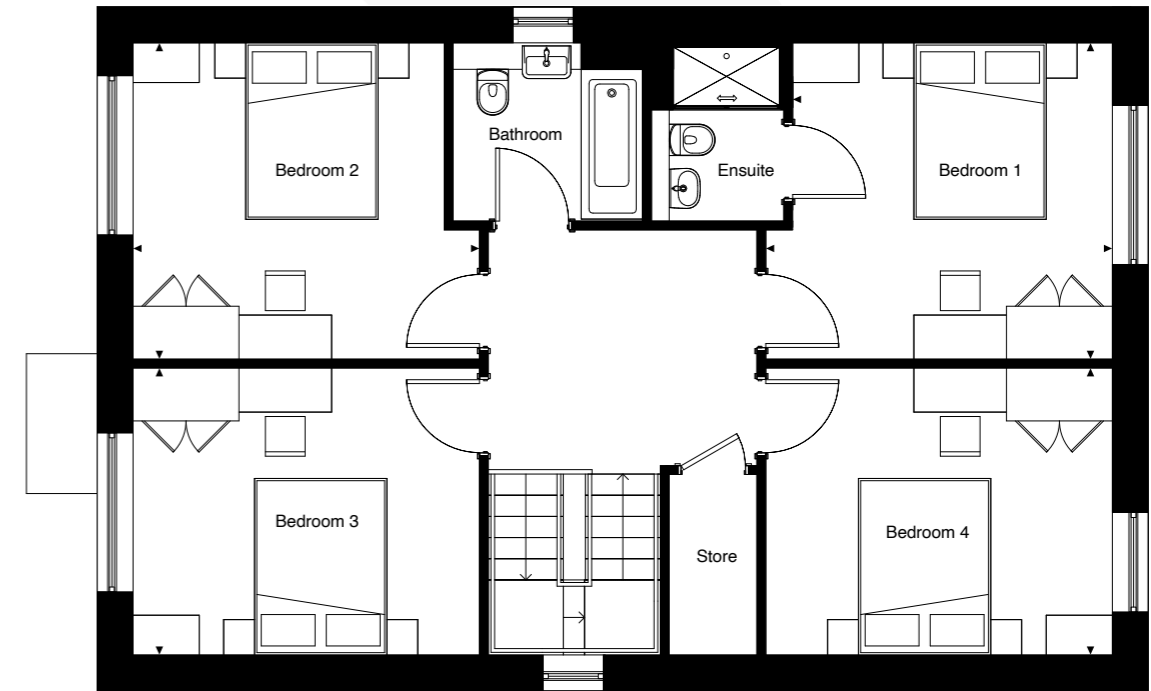
|                     |             |                |
|---------------------|-------------|----------------|
| Kitchen:            | 598m x 332m | 19'7" x 10'11" |
| Living/Dining room: | 694m x 502m | 22'10" x 16'6" |
| TOTAL               | 77 sq.m     | 829 sq.ft      |

sc - service cupboard | mw - microwave | wm - washing machine



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FIRST FLOOR

|            |             |                |
|------------|-------------|----------------|
| Bedroom 1: | 367m x 358m | 12'1" x 11'9"  |
| Bedroom 2: | 393m x 325m | 12'11" x 10'8" |
| Bedroom 3: | 358m x 353m | 11'9" x 11'7"  |
| Bedroom 4: | 393m x 325m | 12'11" x 10'8" |
| TOTAL      | 77 sq.m     | 829 sq.ft      |



## *Kitchen / Utility Room*

The fully fitted kitchen features a practical island unit; cabinets are modern Shaker style in Sage Green finish with a Linear Oak laminate worktop. Fully integrated appliances include a Zanussi ceramic hob, multi-function oven, fridge/freezer, washer/dryer, dishwasher and CDA hood. The 1.5 stainless steel sink has a Quooker stainless steel instant hot water tap, and the kitchen also features toughened glass splash backs as well as LED downlights under wall cabinets. The utility room features cupboards and worktops to match the kitchen.

## *Electrical and Security*

There is the option of Sky, Virgin, TV and telephone outlets to all Bedrooms. Sockets and light switches are in brushed stainless steel, and all rooms feature recessed spotlights which are dimmable in the Lounge and Bedrooms. You will receive a comprehensive induction to your new home which also comes with a 10-year NHBC warranty.



## *Bathroom and Ensuite*

Bathrooms feature a white Roca basin and vanity unit with a full width mirror above the sink, as well as a steel bath and glass bath screen, and a heated chrome towel rail. The thermostatic shower mixer and chrome sanitaryware are by Grohe. There is full height porcelain wall tiling, and a brushed stainless-steel dual voltage shaver socket. Ensuites feature practical storage space, hinged glass shower screens and low-profile shower trays, with Roca fixtures and Grohe sanitaryware.

## *General Features*

Wall and ceilings are decorated in a painted finish of white emulsion, with woodwork in a white satinwood finish. Fixtures & fittings include Linear oak internal doors with chrome door handles. All bedrooms feature a built-in wardrobe and luxury carpet flooring. The Hallway, Living Room and Kitchen feature engineered timber flooring, with Johnson Parquet ceramic tiles in bathrooms and Johnson textured tiles in the Ensuite. Sliding doors provide access between the Kitchen and Living room while bifold doors to the Living Room give access to the patio and turfed rear garden.