



Welcome to the  
**Pitfour**

427m<sup>2</sup>



Living Area

6



Bedrooms

Double



Garage

None



Sun-Lounge

A prestigious luxury family home.

Impressive both in size and elegance and featuring a doubled heightened entrance hallway, the Pitfour is a prestigious family home. This spacious house has a ground floor designed around a large kitchen/diner and family lounge, leading directly to a private rear garden to provide wonderful indoors/outdoors continuity. Also downstairs is a large family lounge, utility room which is connected with a boot room, and a shower room. On the first floor are six double bedrooms, all with fitted wardrobes, as well as a family bathroom and an en-suite to the master and a further two bedrooms. Each living space is also kept naturally warm through a renewable energy heating system. The interior of this home is finished throughout in white MDF and fitted with high-quality, low-energy UPVC double-glazed windows as standard. And naturally, every one of our houses comes with a ten-year warranty.

# Pitfour

A prestigious luxury family home.

## Total living area:

(excluding garage and sun-lounge)

All dimensions are taken to the widest point.

# 427m<sup>2</sup>

Ground Floor	m <sup>2</sup>
Lounge	6.5 x 6.0
Kitchen / Dining / Family	11.4 x 8.4
Study	2.5 x 4.7
WC	1.6 x 1.8
Utility	3.0 x 2.2
Boot Room	2.8 x 2.0
Shower Room	2.8 x 1.9
First Floor	m <sup>2</sup>
Master Bedroom	5.5 x 6.4
Bedroom 2	5.2 x 4.7
Bedroom 3	6.5 x 5.2
Bedroom 4	4.8 x 4.2
Bedroom 5	7.3 x 4.2
Bedroom 6	5.0 x 3.6
Store	2.1 x 2.2
Bathroom	2.8 x 3.0
En-suite 1	2.7 x 2.5
Dressing Room 1	2.4 x 2.4
En-suite 2	2.2 x 2.3
Dressing Room 2	2.5 x 2.4
En-suite 3	3.0 x 2.0
Dressing Room 3	3.0 x 2.0

## A higher standard of home

### Modern fitted kitchens

We want this to be your kitchen - that's why we give you a choice of quality German and British-made designs. Discuss your requirements with our designer, and we'll help you choose from the variety of cabinets, worktops, appliances and lighting on offer. The price you pay for your new home includes an allowance towards your kitchen, and you can add to this if you want to upgrade. Utility rooms can be fitted out to match your kitchen design.

### Stylish designer bathrooms

For your family bathroom, en-suites and cloakroom, choose from our stylish contemporary range of designs, colourways and fittings. There's also a great selection of wall tiles and fashionable wetwall. The price you pay for your new home includes an allowance towards your bathroom, and you can add to this if you want to upgrade.

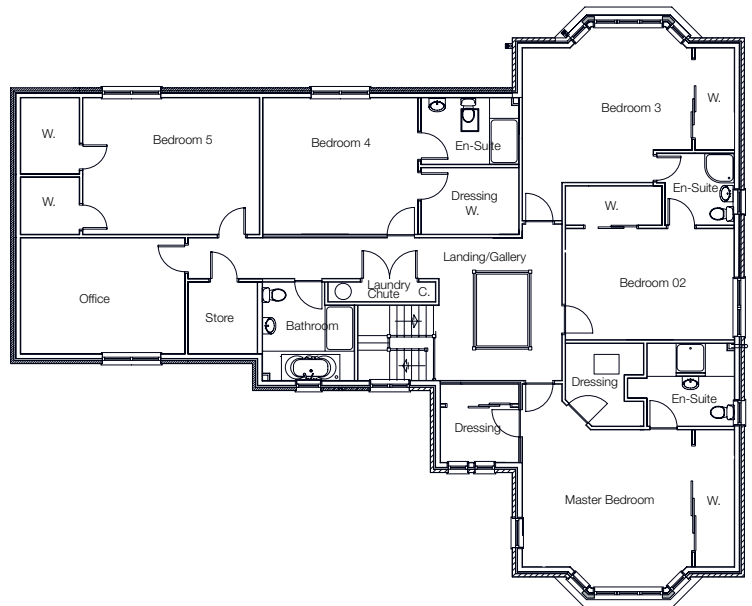
### High-performance windows and doors

Double-glazed windows are fitted as standard throughout all Colaren property. Windows are high-performance, low-energy UPVC matching the style of each home complimented by external high-performance composite doors with feature haze glass. All doors feature modern, chrome-finish ironmongery.

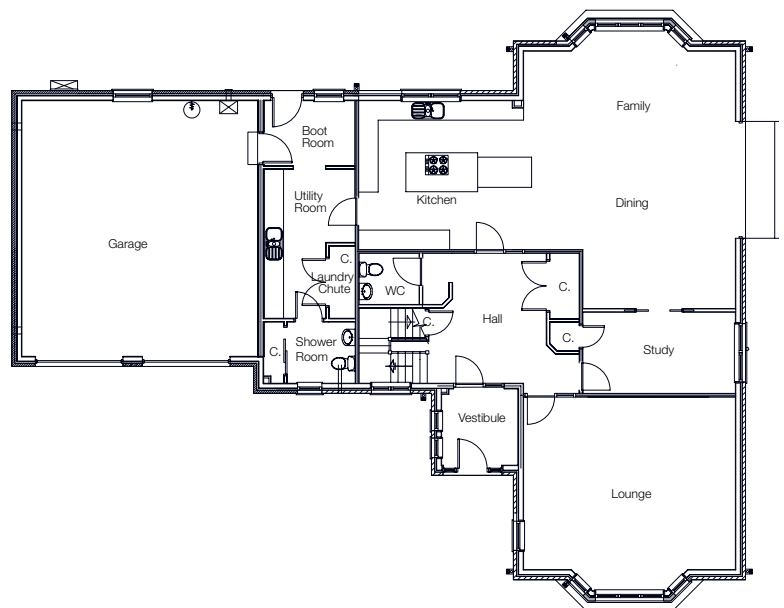
### Custom interior design

All walls will be finished in your choice of either Classic White or Natural Hessian. There will be ample power points in each room, and you can sit down with our designers and decide exactly where you want your sockets, radiators and TV/ satellite points. Central ceiling light pendants come standard in all rooms, with the option to upgrade to LED spotlighting.

## Ground Floor Plan



## First Floor Plan



### Sales Office:

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