

# the Elsham



## Luxury Five Bedroom Home in a Peaceful Setting...

### We are proud to present the Elsham

The Elsham stands impressively, with its bay windows and spacious integral double garage this is a house with instant appeal. Admire the architect designed space for its style and adaptability to your way of life.

Take a walk through the spacious hallway and step into the generously sized lounge enjoying a brick built fire place and double doors to the landscaped gardens beyond.

The garden room flows into the breakfast and kitchen area effortlessly whilst plenty of practical storage space can be found in the utility and pantry rooms.

A study and WC complete the ground floor accommodation whilst taking the oak staircase to the first floor reveals an additional wealth of living space.

To the first floor you will find a large master bedroom benefiting from a beautiful en suite bathroom.

Four further bedrooms await with one of these also boasting en suite facilities.

The family bathroom will impress with its first class fittings as will our attention to detail throughout this beautiful home.

Our amazing specification includes all the items you would expect, however Advocate Homes have gone that little bit further to ensure the finish is of premium quality. Take a look at our typical specification overleaf, which is surprisingly included in the price of your new home.



# Attention to Detail

## General

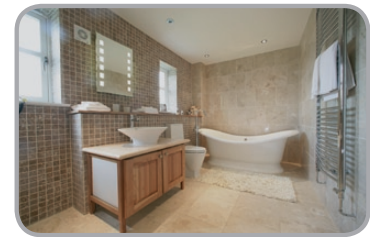
- Oak doors with stylish furniture
- BT connections to living room, master bedroom and study (where appropriate)
- Stylish lighting throughout, oak staircases or a more contemporary alternative
- Double glazing with timber frames supplied from sustainable sources
- Cavity wall insulation, burglar alarm system, smoke detectors
- Reclaimed oak and brickwork used wherever possible
- Ten year build guarantee



**Front View**

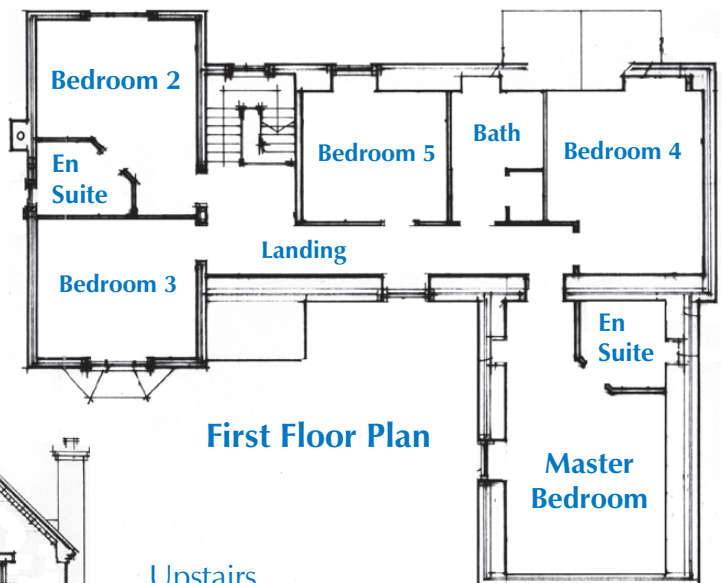
## Outside

- Brick built garages with electric doors, block paved driveways
- Cast iron effect gutters, landscaped gardens, external water and power supply



## Downstairs

- Under floor heating
- Oak skirting and architraves
- Oak floors in living rooms
- High quality carpets to other rooms
- Multi-fuel stoved living room
- Handmade oak kitchen with granite surfaces, range cooker, integral dish-washer and American style fridge freezer
- Natural travertine tiles laid to entrance halls, kitchens and garden rooms where indicated



## Upstairs

- Luxury bath & shower rooms in stylish designs
- Ariel points to all bedrooms
- Carpeted bedrooms • Cast iron radiators



**Rear View**

slight variations may apply to some illustrations