

the Somerby



Luxury Character Home in a Peaceful Setting...

We are proud to present the Somerby

With a beautiful façade of stone and reclaimed brick this home oozes character. Designed for the discerning, the Somerby comprises an impressive 2,200 square feet of accommodation. Downstairs boasts a suitably large lounge and impressive kitchen / family room. Off the spacious hallway you'll also find a well proportioned dining room, study and WC.

Upstairs you'll discover a master bedroom served by a luxurious en-suite and a beautifully fitted family bathroom and three further bedrooms with generous proportions.

To the rear is a courtyard style garden offering a high degree of privacy.

A detached garage and well positioned driveway finishes off the property in style.

Our amazing specification includes all the items you would expect, however Advocate Homes have gone that little bit further to ensure that 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.



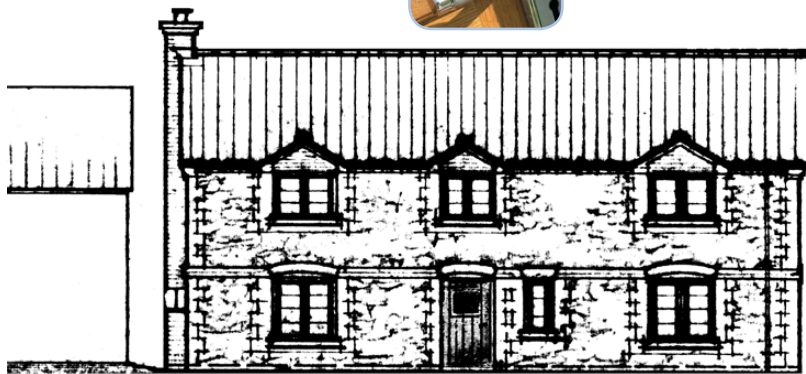
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THE CORNERSTONE OF CRAFTSMANSHIP

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



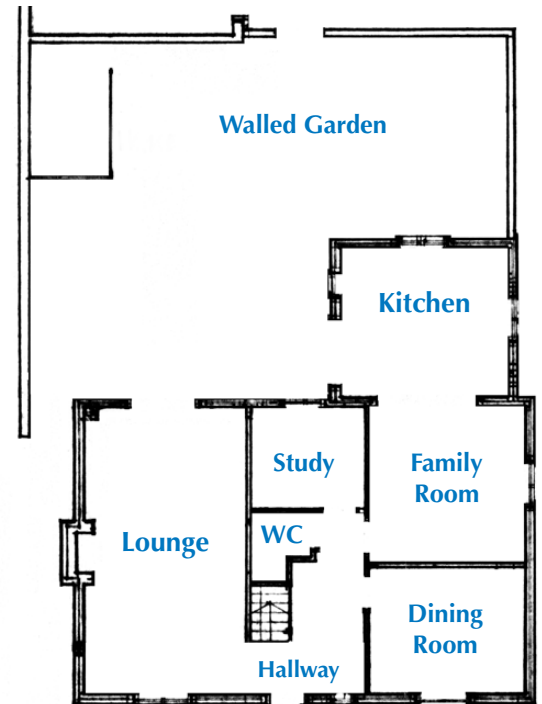
Front View

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



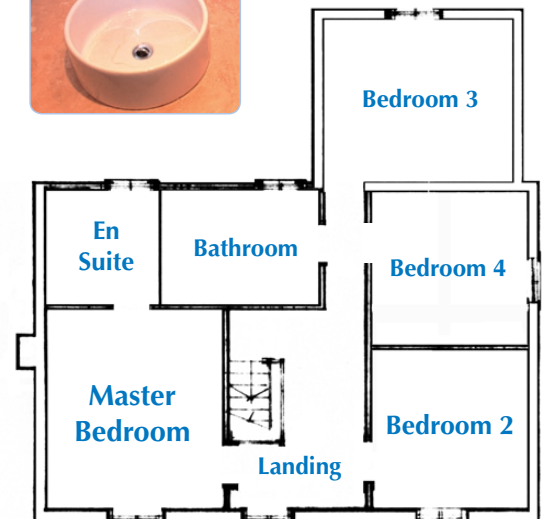
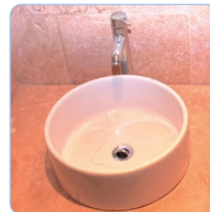
Rear View



Ground Floor Plan

Outside

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



First Floor Plan

Upstairs

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

slight variations may apply to some illustrations