



ARMSGATE
MELBOURNE

EARL COTTAGE

5 BEDROOM HOME

PRICE £725,000

Earl Cottage is a well proportioned, contemporary five bedroom detached home with double garage. It features an open plan kitchen dining room, lounge, study, utility room and cloakroom. To the first floor there are four double bedrooms, including the master with ensuite, and a family bathroom. A fifth large bedroom with ensuite can be found on the floor above.

With careful selection of external finishes and a considered internal specification the property is sympathetic to its surroundings whilst creating a home of true character and distinction. Since establishing the Armsgate design theme the team have rigorously enforced the prevailing design principles to create traditional family homes equipped for every aspect of modern day life.

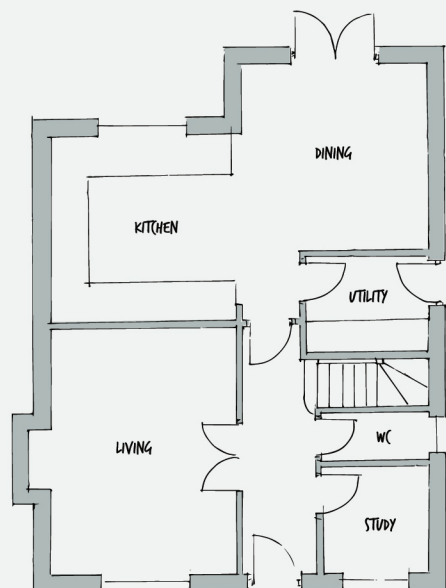
Image shown is of a similar property. It offers an understanding of the property and is for indicative purposes only.

EARL COTTAGE

FLOOR PLANS & DIMENSIONS

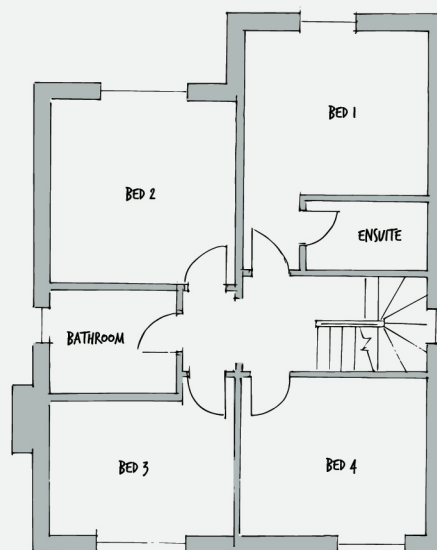
194 sq m²
2,090 sq ft²

Ground Floor



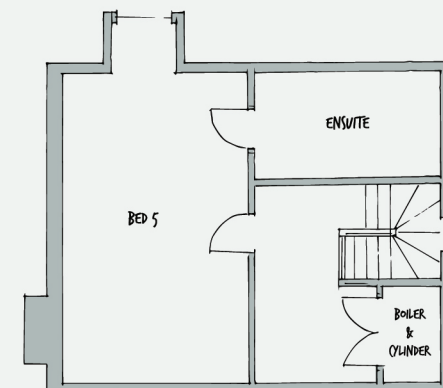
Living Room	5.05m x 3.85m	16'7" x 12'8"
Kitchen	3.85m x 3.8m	12'8" x 12'6"
Dining Room	3.8m x 3.75m	12'6" x 12'4"
Study	2.25m x 2.2m	7'5" x 7'3"
Utility	2.45m x 1.9m	8'0" x 6'3"
WC	2.2m x 0.95m	7'3" x 3'1"
Garage	5.6m x 5.6m	18'4" x 18'4"

First Floor



Bedroom 1	3.8m x 3.45m	12'6" x 11'4"
Ensuite	2.6m x 1.35m	8'6" x 4'5"
Bedroom 2	3.9m x 3.85m	12'10" x 12'8"
Bedroom 3	3.85m x 3m	12'8" x 9'10"
Bedroom 4	3.8m x 3.25m	12'6" x 10'8"
Bathroom	2.65m x 1.85m	8'8" x 6'1"

Second Floor



Bedroom 5	5.65m x 4.45m	18'6" x 14'7"
Ensuite	3.2m x 1.85m	10'6" x 6'1"

For more information call Nottinghamshire Chewton Rose on **0115 981 4509**
or email nottinghamshire@chewtonrose.co.uk

*Do not scale this drawing. All measurements are approximate - no guarantee is offered as to the accuracy of information shown.

