

# THE SEFTON (Plots 5 - 12 & 29 - 30)

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Exclusive luxury is available in 'The Sefton', a uniquely designed three storey townhouse. These spacious contemporary family homes offer a modern intelligent design nestled on the edge of Carlisle's historic racecourse.

The Sefton is a four-bedroom, two-bathroom home that has been designed for modern family life. Comprising an integral garage and a ground floor living space opening seamlessly via bi-fold doors on to the external tiled patio looking towards the racecourse and fells beyond. With a ground floor laundry room and WC, the ground floor area is fully tiled, except for the entrance lobby which benefits from engineered solid oak parquet flooring, from which a designer staircase takes you to the first floor with feature glazing filling the area with natural light.

From the first-floor landing there is a further WC and entrance via an impressive, glazed screen, bringing additional light into the expansive open plan living, dining and kitchen space, complete with separate walk-in pantry space. The first floor then opens seamlessly via bi-fold doors on to an extensive tiled balcony area offering spectacular views. An external staircase links the balcony to the garden below.

From the first floor the designer staircase continues to the second floor which comprises of four above average double bedrooms. The master bedroom also having the benefit of a spacious changing area and ensuite bathroom. A large and modern well equipped family bathroom serving the rest of the household.

# FEATURES:

- Imposing 2.4m high modern front door.
- Solid Oak Parquet flooring to vestibule.
- Porcelain floor tiles included to ground floor WC, hallway, lobby, and ground floor living space, which benefits from aluminium bi-fold doors extending the living space onto the porcelain tiled patio area and lawn beyond, providing indoor / outdoor living.
- Porcelain wall tiles to ground floor and first floor WC's, second floor bathroom and ensuite.
- Bespoke fully fitted kitchen in a range of colours and expansive granite worksurfaces and we also install fully integrated appliances including integrated dishwasher and an integrated fridge freezer, plus Neff induction hob, oven, and combination microwave. Instant filtered steaming hot water on tap, fresh filtered cold, as well as your regular hot and cold functions.
- Notable aluminium feature glazing to the front of the property providing light to the designer staircase, complete with modern steel spindles, oak newels, stringer, and handrails.
- Four large sized double bedrooms.
- Master bedroom with changing room and ensuite.
- Family bathroom with separate shower and bath, comprising modern contemporary porcelainware, with wall hung WC and wash hand basin, light up mirror and underfloor heating.
- Modern contemporary solid core laminate doors throughout.
- High quality colour coded double glazed windows with neat hidden hinges.
- Wireless video doorbell.
- Our homes are built to the latest environmental standards, in fact insulation levels beyond those required by regulations; ensuring that they're energy efficient, saving you money when you buy new. Smart electric heating and modern solar panels further reduce running costs and help keep your bills under control.
- Ultra-fast fibre connection with built in Wi-Fi distribution.
- Electric sectional garage door.
- External finishes comprising brickwork with feature bands and modern cladding to front, and rear, made almost entirely from recycled material which does not rot and does not require treatment. Natural slate roofing. Paviours to front parking area, porcelain tiles to rear leading to rear lawn.
- 10-year structural warranty.

