



# The Peyton

The **Peyton** is one of six on the Spire View development. This spacious architect-designed detached family home offers adaptable accommodation well-suited to the vigorous demands of modern life.

The **Peyton** has an eye-catching appearance, aesthetically enhanced by the vivid multi-buff reclaimed bricks, large-format clay plain tiles and feature-boarding to the dormer windows.

We have invested in extremely high standards of insulation which will help to keep the **Peyton** toasty in Winter and cool in Summer. This, coupled with highly-efficient Panasonic air-sourced heat pumps, will make these homes economical to heat and maintain.

Access to the front door is over block feature-paving which compliments both the **Peyton** and the rest of Spire View.

The **Peyton** is built to Secure by Design standards with PAS 24:2106 enhanced security external doorsets and windows to help keep you, your family and your possessions safe.



### Key Features

- five bedrooms - gross internal floor area 1920 sq<sup>2</sup> (178m<sup>2</sup>)
- four bedrooms upstairs with one en suite shower room, one en suite bathroom and one family bathroom
- versatile bedroom in ground floor annexe with en suite shower room
- fitted cupboards to all bedrooms with shelves and clothes rails
- Dordogne Oak internal doors
- large contemporary kitchen/dining room with breakfast bar, granite worktops, integrated units and appliances
- separate living room and study
- attractive dormer windows to Master Bedroom
- highly efficient insulation and super-efficient Panasonic air-sourced heat pumps with thermostatic radiator valves throughout
- “A” energy-rated double-glazed and PAS24 enhanced security external door sets and windows throughout and dormers to Master Bedroom
- conservatory with Pilkington Activ Blue roof glass
- stylish white bathroom suites with wall tiling
- ceramic floor tiling to all wet rooms, kitchen and conservatory
- choice of quality fitted carpet to first floor
- authentic oak surface 8mm v-groove laminate flooring to ground floor
- garage with remote control powered door, power sockets and light



- fully-turfed garden with generous feature patio, wooden compost bin, wall mounted rain water storage and bicycle parking
- available through Help to Buy Equity Loan Scheme



### Layout

The **Peyton** features a modern open-plan fitted kitchen/dining room, cloakroom, conservatory, lounge leading out into the rear garden and a study. As well as four first-floor bedrooms, the property has a ground floor annexe with shower room allowing extra accommodation space for a growing family.

### Annexe

10'0" x 14'8" (3.05m x 4.49m)

The ground floor annexe links directly to the hallway. It has two built-in single cupboards and an en suite shower room with low-level toilet, matching wash hand basin and shower cubicle. This room offers many possibilities: guest accommodation, an opportunity to care for elderly relatives under your own roof, possibly an ideal home office or even a chance to distance yourselves from a noisy teenager! In all these cases, the room's independent external door will enhance its functional appeal.

### Hallway

The spacious entrance hall is in keeping with the capacious properties of the rest of the **Peyton**. From here you have direct access to the ground floor annexe, cloakroom, study and living room. It also features a staircase which leads up to the first-floor accommodation.

### Living Room

10'8" x 19'2" (3.27m x 5.86m)

Positioned at the rear of the house, the generously-sized living room is situated perfectly for access to the fully-turfed garden. Elegant double doors opening out to the garden area and windows to the rear and side make this a pleasantly bright and light room. A pair of glazed internal double doors leads through to the open-plan kitchen/dining room.

### **Cloakroom**

Comprising low-level toilet and matching wash hand basin.

### **Study**

5'10" x 7'3" (1.79m x 2.22m)

We felt that this would be a very useful addition to a family home. Set to the front of the house and illuminated by a double window, this study will help you cut down on the usual tangle of wiring elsewhere in the house.

### **Kitchen Area**

9'3" x 11'3" (2.82m x 3.43m) including units



This contemporary fully-fitted kitchen is full of features ideally-suited to modern living! There is a handy breakfast bar, gleaming granite worktops and splash backs, top-quality porcelain floor tiles, fitted sink and drainer unit, an integrated oven with efficient extractor hood above and an integrated washing machine and dishwasher. The integrated fridge/freezer stands next to a full height pull out storage unit. A side window casts light on this very homely space. The kitchen is open plan and flows into the dining area.

### **Dining Area**

7'11" x 15'3" (2.42m x 4.67m)

The dining area provides a great space in which to relax and eat. This layout also ensures that the cook is not shut away in the kitchen! Light shines through a side window and to make this awesome family space complete there is an adjoining conservatory.

### **Conservatory**

6'6" x 11'4" (2.00m x 3.47m)

We are very excited about this feature! Providing that extra piece of ground floor living space, the conservatory is a great addition to the house with views into the rear garden helping to fuse outdoor and indoor living and is fitted with Pilkington Activ Blue roof glass which is self cleaning and offers excellent light transmittance, low light reflection and high energy absorption with medium



solar control performance which helps to create a cooler internal environment making use all year round more comfortable and enjoyable.

### **First Floor Landing**

Retrace your steps to the hall and take the stairs up to the galleried landing. This features a window to the front and doors leading into each of the four bedrooms and the family bathroom.

### **Master Bedroom**

16'9" x 17'3" (5.11m x 5.28m)

The master bedroom is situated to the front of the house. Thoughtfully-designed, this spacious bedroom features two attractive dormer windows and a total of three built-in double cupboards thus removing the need for additional large pieces of furniture. There is also the added benefit of an en suite shower room only accessed from this bedroom for privacy.

### **En Suite to Master Bedroom**

This en suite has a side window and comprises low-level toilet, matching wash hand basin and enclosed shower cubicle.

### **Bedroom 2**

10'11" x 13'5" (3.35m x 4.09m)

Bedroom 2 is situated at the rear of the house. A large quadruple window overlooking the garden brings abundant light to this generously-sized room. It also benefits from a built-in double wardrobe and an en suite bathroom only accessed from this bedroom for privacy.

### **En Suite to Bedroom 2**

The en suite has a window to the rear and comprises low-level toilet, with matching wash hand basin and elegantly-curved panelled bath with wall-mounted shower and hinged splash-screen.

### **Bedroom 3**

8'1" x 11'0" (2.47m x 3.37m)

Bedroom 3 is also illuminated by a large quadruple window overlooking the garden and has the benefit of a built-in double cupboard,

### **Bedroom 4**

7'7" x 8'9" (2.32m x 2.67m)

The fourth bedroom has a double window overlooking the front of the property and a single built-in cupboard preserving the existing space intact.

### **Family Bath Room**

This is situated in the centre of the property and comprises low level toilet, matching wash hand basin and elegantly-curved panelled bath with wall mounted shower and hinged splash-screen.

### **Garage**

10'2" x 22'4" (3.10m x 6.82m)

The generous single garage has a powered remote control roller door, internal lighting and a power source suitable for the installation of an electric charging point for electric/PHEV cars.

## Outside

The property provides off-road parking, safe and level access for those who may suffer from impaired mobility and an entrance door with dusk-to-dawn lighting. Each garden is fully-turfed and has a patio area, its own bicycle parking rack, wall mounted water butt and a composting bin.

## Finance

This property is available as part of the Help To Buy Equity Loan Scheme.

