



The Rollesbury

There are only three **Rollesbury** homes available on the Spire View development. This spacious, architect-designed detached family home offers versatile accommodation fully conducive to contemporary living.

The **Rollesbury** (named after the brothers who assembled the exquisite roof decorations in St. Wendreda's church in 1523-6), has an arresting appearance aesthetically enhanced by the bold tones of multi-buff stock bricks, the use of large-format clay plain tiles and the feature-boarding around its dormer windows.

We have invested in extremely high standards of insulation which will help to keep the **Rollesbury** warm in Winter and refreshed in Summer which, 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 **Rollesbury** and the rest of Spire View.

The **Rollesbury** 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 2400 sqft (223sqm)
- 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 **Rollesbury** features a huge open-plan fitted kitchen, breakfast and dining room leading into a conservatory and a large living room. Both the conservatory and the living room open out into the garden, study and cloakroom. As well as four generously-sized first-floor bedrooms, this design has a ground-floor annexe with en suite 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 cupboards and an en suite shower room with low-level toilet, matching wash hand basin and shower cubicle. This annexe has 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 **Rollesbury**. From here you have direct access to the study, living room, kitchen/dining room, cloakroom and annexe. Stairs lead up to the first-floor accommodation.

Cloakroom

Comprising low-level toilet and matching wash hand basin.

Study

6'10" x 9'7" (2.10m x 2.94m)

This sizeable study is situated at the front of the property and is well-lit thanks to its front window. We feel sure that the provision of a dedicated study will help to keep at bay the usual tangle of wires caused by technology in the home!

Living Room

13'10" x 17'5" (4.22m x 5.33m)

The living room is positioned at the rear of the house and features elegant patio doors leading out onto the patio area and fully-turfed garden, ideal for the summer months or indeed any time when you want to bring outdoor living closer. A side window brings even more light to this already sunny room which offers direct access to the dining area through a pair of semi-glazed doors.



Kitchen/Dining Room

21'2" x 23'3" (6.47m x 7.11m)

The kitchen offers exceedingly generous space, ideal for family meals and entertaining. Thoughtfully designed with modern facilities, this fitted kitchen has gleaming granite worktops and splash backs, a large breakfast bar which is always popular with families, top quality porcelain floor tiles, fitted sink and drainer unit, an integrated oven with efficient extractor hood above and an integrated washing machine, tumble dryer and dishwasher. The integrated fridge/freezer stands next to two full height pull out storage units. This commodious room is truly adaptable with room for a dining table and also a family seating area which leads into the conservatory.

Conservatory

6'6" x 12'6" (2.00 m x 3.81m)

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

The first floor galleried landing features a front window and doors leading into the four bedrooms and the family bathroom.

Master Bedroom / Bedroom 1

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

The master bedroom at the front of the house features two charming dormer windows. Three built-in double cupboards provide plenty of storage space in this spacious room which has the added benefit of sole access to its own en suite shower room.

En Suite to Bedroom 1

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

Bedroom 2

13'7" x 14'6" (4.16m x 4.44m)

Bedroom 2 is situated at the rear of the house with views of the garden through a quadruple window. This large bright room benefits from a built-in double wardrobe to maximise space and its own en suite bathroom.

En Suite to Bedroom 2

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

Bedroom 3

13'9" x 14'4" (4.21m x 4.38m)

Bedroom 3 is full of light thanks to a quadruple rear window and has two built-in double wardrobes removing the need for large pieces of extraneous furniture.

Bedroom 4

7'11" x 10'1" (2.43m x 3.08m)

The fourth bedroom has a double pane window overlooking the front of the property and has a built-in double 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.

