



# Laurel House

Versatile | Effective | Spacious



**3 Weeks**

Arrival to Completion



**1,275ft<sup>2</sup>**

Internal Floor Area

## Schedule



Open Plan  
Kitchen/Dining



Separate/Open Plan  
Sitting Room



3 Bedrooms



Home office



2 Bathrooms



Utility Room



## Base Specification & Inclusions

*Customers can adapt the specification and finishes to suit their needs*

- ✓ External Wall U-Value 0.19W/m<sup>2</sup>K
- ✓ Heat Recovery Ventilation & Central Oil Heating (options available)
- ✓ External Doors & uPVC Double Glazing (options available)
- ✓ Custom Fitted Kitchen & Utility (excludes appliances)
- ✓ Sanitary ware and tiled floors to all bathrooms
- ✓ All interior wall, floor & ceiling finishes; just add furniture!!!
- ✓ All second fix joinery; skirting, architrave, doors etc. (options available)
- ✓ All second fix electrical & plumbing works
- ✓ All exterior finishes (stonework at additional cost)
- ✓ Slated Roof with all guttering and downpipes (options available)



Fully fitted and ready to furnish<sup>1</sup> from €190,000 incl. VAT

<sup>1</sup>Excludes site works, foundations and professional fees

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# Laurel House

*This modern, single-storey home offers spacious family living at an affordable price. Utilising a three-module format, this layout would be perfect for a family of four.*

## Entrance Hall (10.5m<sup>2</sup>)

A welcoming and effective entrance hall, providing access to most rooms in this stylish three bedroomed home. First doorways lead to collective spaces like the sitting room and kitchen before returning up the length of the house towards the three generously spaced bedrooms.

## Kitchen and Dining (19.7m<sup>2</sup>)

Flexible space to put your stamp on it when it comes to specifying the kitchen design. The dining area features a wall abundant with glazing and the possibility of opening the space out further to outside seating or dining.



## Utility (4.9m<sup>2</sup>)

Providing entry from the rear of the house and into the kitchen, this space serves as a useful extension to the kitchen and also practical space for laundry and storage.

## Sitting Room (15.1m<sup>2</sup>)

The sitting room is generous in terms of both space and daylight with three windows and double doors opening into the kitchen and dining space. A feature corner window provides a subtle, contemporary touch which would conform with most choice of external and internal finishes.

## Main Bathroom (7.6m<sup>2</sup>)

The bathroom is fully accessible and can accommodate various shower/bath arrangements.

## Master Bedroom & En-suite (18.8m<sup>2</sup>)

With an En-suite and compact walk-in wardrobe this bedroom ticks all the boxes and with space for additional storage and a dressing table.

## Second Bedroom (13.4m<sup>2</sup>)

Comparable in floor area to the master bedroom, this spacious double room has ample wall space with a natural forming recess which allows for the possibility of a built in wardrobe bespoke to the clients needs.

## Third Bedroom (10.3m<sup>2</sup>)

Smallest in size this room would make a lovely kids bedroom. It is centrally located and would make a spacious single room or a typically sized double room.

## Home Office (6.6m<sup>2</sup>)

For those working from home, this room features separate access to isolate business and family life. Alternatively, the space could be adapted to extend one of the other bedrooms and provide for a walk-in wardrobe, en-suite bathroom or both!

## BUILD SMART. BUILD WRIGHT.

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