



# THE GROSVENOR

**Number of Bedrooms:** 4

**Number of Bathrooms:** 2

**Type:** Detached

## Designers comments

The Grosvenor has a stunning modern open plan living kitchen area, its large bay window and french doors mean that light will flood this large entertaining space and with great views over open fields this house has it all. Large lounge and utility room make a well equipped ground floor.

4 bedrooms and master ensuite bathroom, bedrooms with Juliet balconies take in views over the valley. This well proportioned grand style house has a detached garage and lovely gardens.

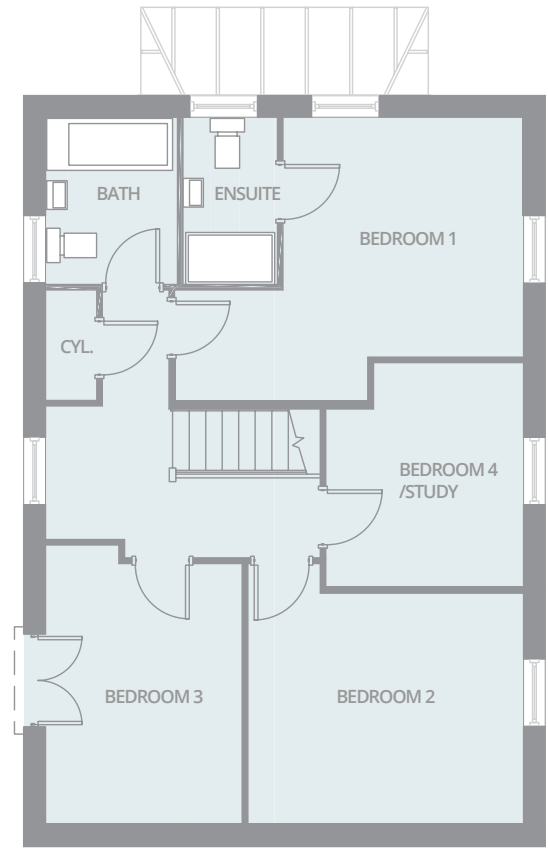
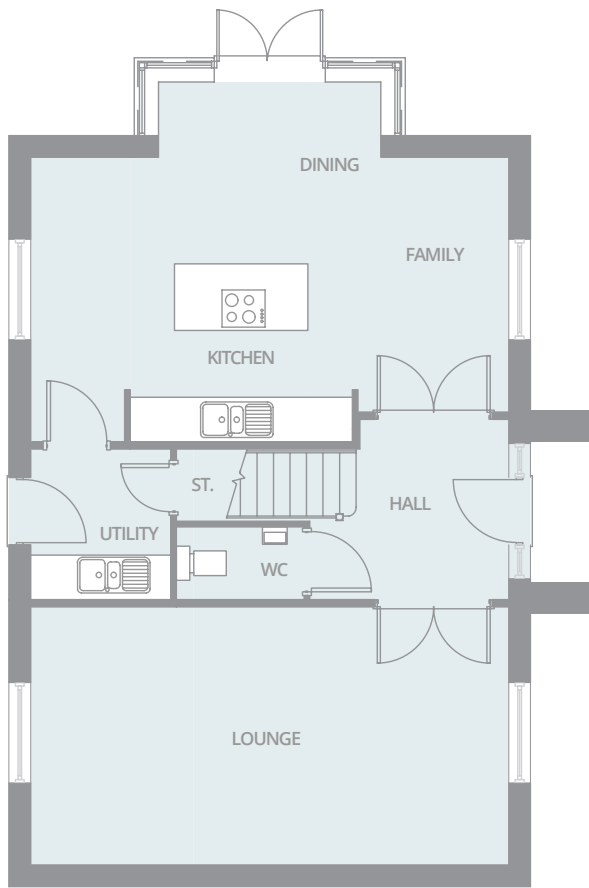
*Riva Homes*

Sales enquiries 0113 818 7840 or email [info@rivahomes.co.uk](mailto:info@rivahomes.co.uk)

WI House, Unit C, Nepshaw Lane South, Leeds, LS27 7JQ

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## GROUND FLOOR PLAN

|                       |             |                |
|-----------------------|-------------|----------------|
| <b>Kitchen Dining</b> | 4780 x 6380 | 15'8" x 20'11" |
| <b>Lounge</b>         | 3425 x 6380 | 11'2" x 20'11" |
| <b>WC</b>             | 940 x 1685  | 3'1" x 5'6"    |
| <b>Utility</b>        | 1835 x 1990 | 6' x 6'6"      |

## FIRST FLOOR PLAN

|                  |             |               |
|------------------|-------------|---------------|
| <b>Bedroom 1</b> | 3780 x 4655 | 12'4" x 15'3" |
| <b>Ensuite</b>   | 1235 x 2200 | 4' x 7'2"     |
| <b>Bathroom</b>  | 1735 x 2200 | 5'8" x 7'2"   |
| <b>Bedroom 2</b> | 3470 x 3665 | 11'4" x 12'   |
| <b>Bedroom 3</b> | 2600 x 3720 | 8'6" x 12'2"  |
| <b>Bedroom 4</b> | 2620 x 3000 | 8'7" x 9'10"  |

The floor plans depict a typical layout for this home design. For exact details, designs and dimensions including finishes please speak to our sales advisors. Measurements allow for a + or - 50mm tolerance - no materials whatsoever are to be ordered from this plan. Refer to our standard terms & conditions which can be found at [rivahomes.co.uk](http://rivahomes.co.uk)

## SPECIFICATION

### External Features

- High performing energy efficient composite doors - upgraded euro locks
- Energy efficient uPVC glazing
- External Light
- Garage Power and Light (plot specific)
- External Tap
- Rear turf & front landscaping (see plot particulars)
- Fencing

### Heating

- Energy efficient A rated gas boilers
- Pressurised water cylinders

### Internal Features

- Full alarm system
- Smooth ceilings
- Hardwood veneered doors
- Electronic smoke detectors
- Centralised energy efficient filtered air and heat recovery system

### Bathrooms

- Villeroy & Boch sanitaryware
- Designer chrome taps
- Porcelanosa Tiles
- Chrome towel rails
- Tiled floor

### Kitchen

- Choice of contemporary kitchens - worktops and matching upstands
- Zanussi Gas hob
- Zanussi Cooker Hood
- Zanussi Single Electric Oven (3 bedroom homes)
- Zanussi Double Electric Oven (4 bedroom homes)
- Zanussi Fridge Freezer
- Stainless Steel Monobloc Tap

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