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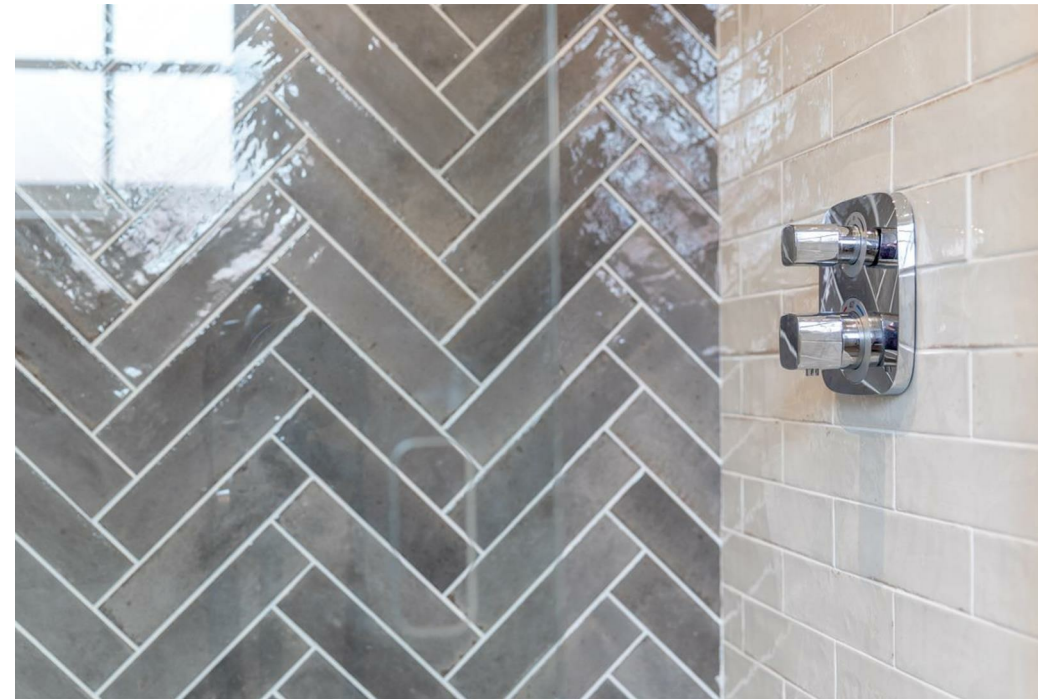
**The Hidecote, Plot 3, Church St, Eckington, S21 4BH**

Buy —

A fabulous four bedroom detached home in S21

— from *Spencer.*

- NEW BUILD
- Four bedrooms
- Two master bedrooms with en-suites
- Separate lounge
- Open plan, fully fitted kitchen diner
- Study
- Utility room
- Garage
- 10 year Advantage warranty
- Ideally located for the amenities in Eckington



Asking Price

**£450,000**







# Floorplan



Ground Floor  
64 sq.m. 689 sq.f.



First Floor  
64 sq.m. 689 sq.f.



Second Floor  
30 sq.m. 323 sq.f.

ROOM	M	FT
Lounge	3.26 x 3.08m	10'8" x 10'1"
Live/Eat/Cook	8.56 x 3.53m	28'1" x 11'7"
Snug/Office	3.14 x 2.19m	10'4" x 7'2"
Utility	1.87 x 1.68m	6'2" x 5'6"
W/C	1.68 x 1.17m	5'5" x 3'10"

ROOM	M	FT
Master Bedroom 1	5.29 x 3.16m	17'4" x 10'4"
En-Suite	2.93 x 1.81m	9'7" x 5'11"
Bedroom 3	4.19 x 3.39m	13'9" x 11'1"
Bedroom 4	4.16 x 3.06m	13'8" x 10'0"
Bathroom	2.2 x 2.13m	7'3" x 7'0"

ROOM	M	FT
Master Bedroom 2	3.42 x 3.26m	11'3" x 10'8"
Dressing Area	3.70 x 2.90m	12'2" x 9'6"
En-Suite	2.90 x 1.50m	9'6" x 4'11"

We warrant a copy of contractual agreement and individual fixtures such as kitchen and bathroom fixtures, doors, windows and electrical treatments may vary from time to time. Consequently these particulars should be treated as general guidelines only and do not constitute a contract, part of a contract or a warranty. External fixtures, landscaping and configuration may vary. Please refer to Sales Advice for further details. All dimensions are approximate and should not be used for legal purposes. Furniture not to scale and all positions are indicative.

**Spencers.**

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