

City Living in a Rural Setting



D1

4 BEDROOM



SELLING AGENTS



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These particulars do not form any part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. Such information is given to them in good faith and is believed to be correct. Developers or their agents shall not be held liable for any inaccuracies.



Beautifully designed
contemporary 4 bedroomed
family home

SPECIAL INTERIOR FEATURES

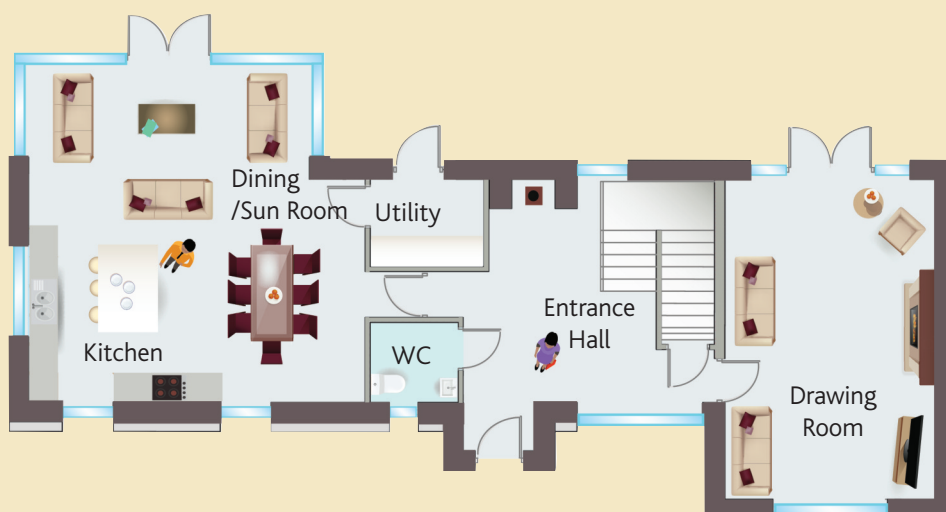
- Entrance porch
- Under-stairs cloakroom
- Opening for fire place in entrance hall
- Comfortable separate living room with glazed patio doors to rear garden and inset stove as standard
- Large fully glazed seating area off kitchen with patio doors to the rear garden.

EXTERNAL FEATURES

- Gardens front and back will be landscaped
- Front drive will have a cobble lock border with decorative chips

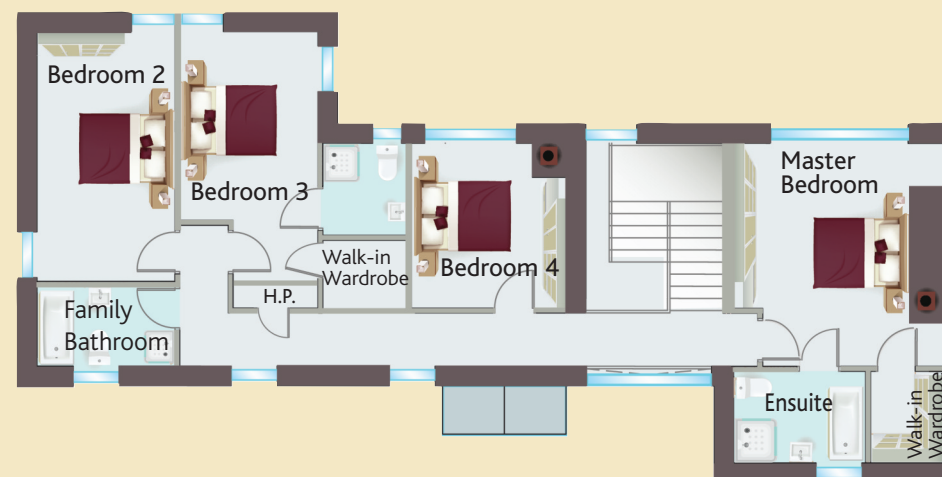
Total Floor area 217.85 Sq M (2345 Sq Ft)

GROUND FLOOR



Entrance Hall	5.20m X 4.54m
Downstairs WC	1.77m x 1.60m
Open plan Kitchen/Dining/Sun room	7.00m x 7.00m (Max measurement)
Utility Room	2.42m x 1.75m
Drawing Room	6.69m x 4.45m

FIRST FLOOR



Master Bedroom:	4.70m x 4.50m
Ensuite	2.77m x 1.89m
Walk-in Wardrobe	1.57m x 1.89m
Bedroom 2	5.20m x 2.90m
Bedroom 3	3.94m x 2.90m
Walk-in Wardrobe	1.68m x 1.40m
Ensuite	1.95m x 1.68m
Bedroom 4	3.45m x 3.25m
Family Bathroom	2.90m x 1.70m
Airing Cupboard	

HOUSE TYPE

D1

Floor plan for identification purposes only. Measurements are for guidance only.