



## Five Bedroom Detached

### Key Features

- 2.5 storey living
- Open-plan kitchen and dining area with bi-folding doors leading to the rear garden
- Living room with bi-folding doors
- Study / Snug
- Four double bedrooms and one single
- Master suite with dressing room and en-suite
- En-suite and dressing room to bedroom 5
- Double garage

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# Floor Plans

Overall Sqft (Excluding Garage): 2261

# Plots

4, 12, 16 & 20

Floor plans show plots 4, 16 & 20 - plots 12 is handed.

At plots 12, 16 & 20 the double garage is also detached from the property.

Ground Floor



- Kitchen / Dining**  
5025 x 7270 (16'6 x 23'10) o/all
- Living**  
4910 x 5440 (16'1 x 17'10) o/all
- Study / Snug**  
2935 x 4065 (9'8 x 13'4) o/all
- WC**  
2285 x 1050 (7'6 x 3'5)
- Double Garage**  
5745 x 5745 (18'10 x 18'10)

First Floor



- Master Bedroom**  
4910 x 3500 (16'1 x 11'6) o/all
- Dressing**  
1870 x 2370 (6'2 x 7'9) o/all
- En-suite**  
2260 x 1770 (7'5 x 5'10)
- Bedroom 2**  
3695 x 3460 (12'1 x 11'4)
- Bedroom 3**  
3385 x 3785 (11'1 x 12'5) o/all
- Bedroom 4**  
2735 x 3710 (9'0 x 12'2)
- Bathroom**  
2230 x 2370 (7'4 x 7'9)

Second Floor



- Bedroom 5**  
3720 x 2885 (12'2 x 9'6) o/all
- Dressing**  
1370 x 1710 (4'6 x 5'7)
- En-suite**  
2250 x 1710 (7'5 x 5'7) o/all
- Office**  
5590 x 4090 (18'4 x 13'5) o/all

Customers should note the floor plans show the structural layout of each house type and all furniture / kitchen cupboard layouts and fitted wardrobes shown on floor plans are for illustration purposes only. Some items shown in this key may be subject to change, and positions could vary from those indicated on this floor plan. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. Dimensions shown are structural dimensions only. There may be slight variations in each of the finished room sizes as our homes are built individually. External finishes, roof tile colours, landscaping and configuration may vary from plot to plot. Consequently these particulars and information contained on this site (or any linked sites) should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please refer to our Sales Team for further clarification and details.