

THE KIRKHAM

4 bedroom detached home

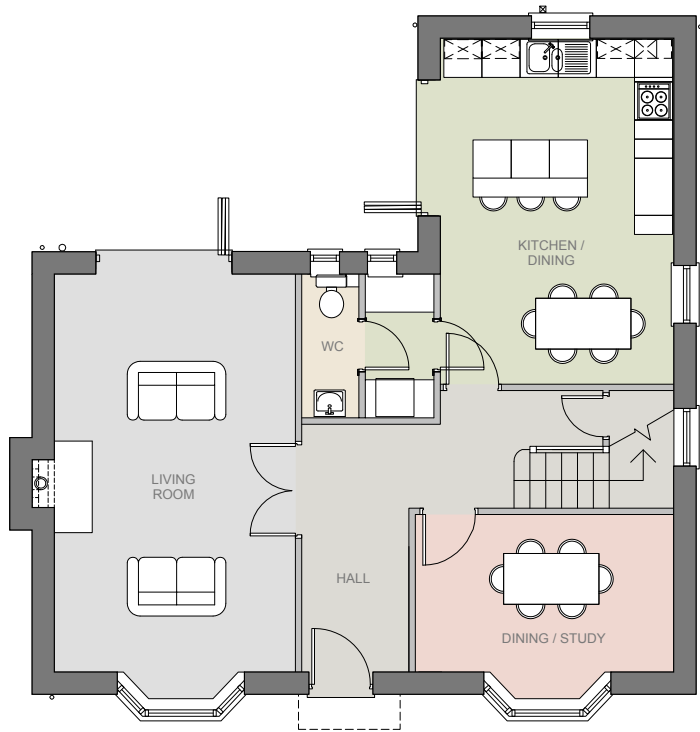
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Features

- An open plan kitchen and dining area with bi-folding doors to the rear garden
- A spacious dual aspect lounge, also with bi-folding doors to the garden
- A separate dining room with a bay window
- Four generous double bedrooms
- En-suite shower rooms to two of the bedrooms
- A stylish family bathroom




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Ground Floor Plan (l x w)

Kitchen/Dining	5450mm x 3680mm	17'11" x 12'1"
Living Room	6270mm x 3800mm	20'7" x 12'5"
Dining/Study	2480mm x 4070mm	8'2" x 13'4"



First Floor Plan (l x w)

Bedroom 1	4980mm x 2950mm	16'4" x 9'8"
Ensuite to Bedroom 1	1190mm x 2950mm	3'11" x 9'8"
Bedroom 2	3160mm x 3680mm	10'4" x 12'1"
Ensuite to Bedroom 2	1450mm x 2190mm	4'9" x 7'2"
Bedroom 3	3740mm x 2480mm	12'3" x 8'2"
Bedroom 4	2860mm x 3340mm	9'5" x 10'11"
Bathroom	1730mm x 2920mm	5'8" x 9'7"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor. Dimensions given are estimated from architects drawings and subject to change. Approximate dimensions are provided to give a general indication of the proposed development and floor layout and should not be used for carpet sizes, appliance spaces or items of furniture. Floor plans are not displayed to scale. CGIs and photographs are for illustration purposes only. Sales plans are for illustrative purposes only and layouts/window positions may vary from plot to plot. For accurate layouts and room dimensions please refer to individual mechanical and electrical drawings.



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