

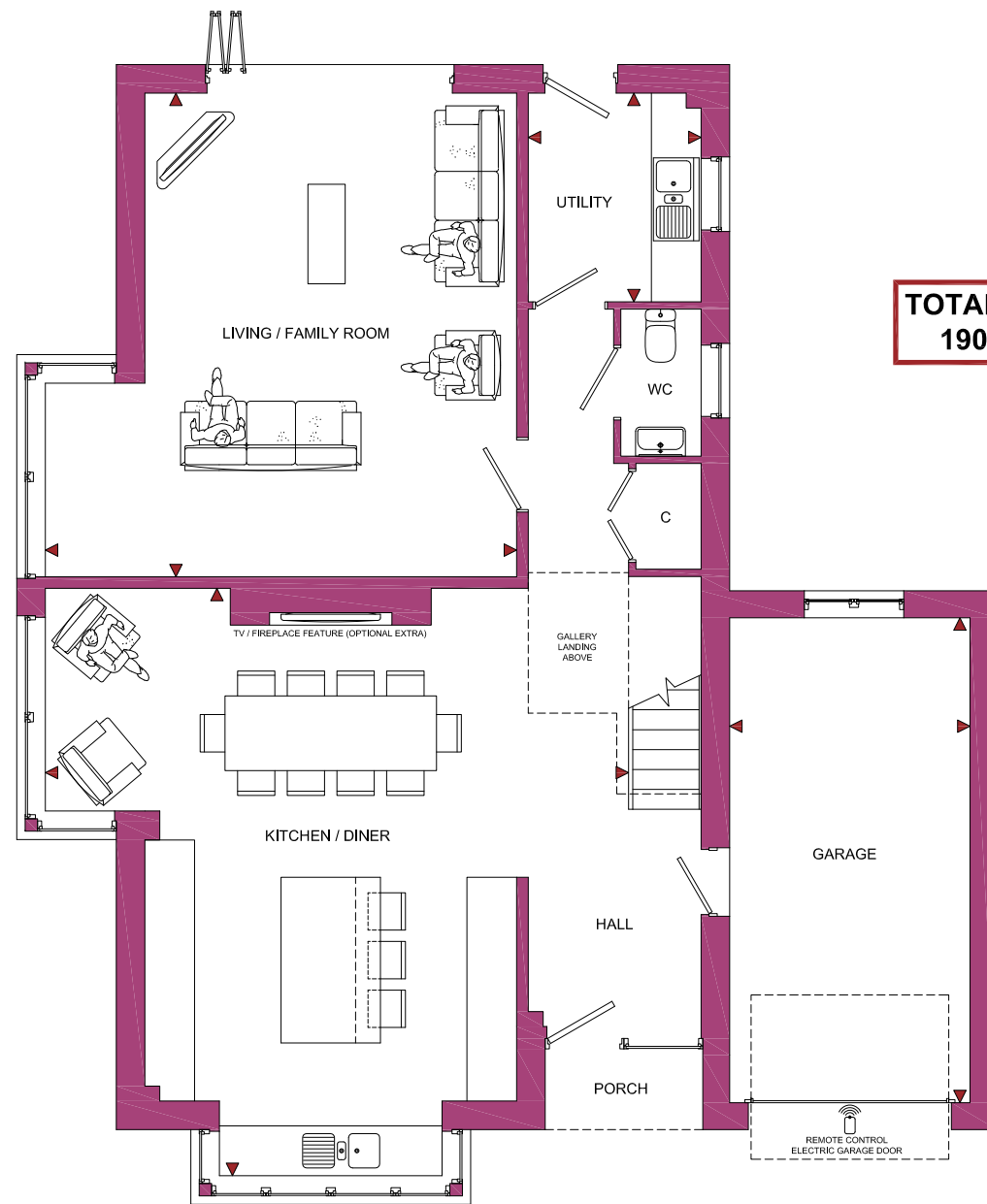


The *FIR* (Plot 5)
4 Bedroom Detached Home

The FIR

4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living / Family	18' 8" x 19' 2"	5685 x 5835mm
Kitchen / Diner	23' 1" x 23' 3"	7035 x 7085mm
Utility	6' 10" x 8' 3"	2085 x 2518mm
Garage	9' 6" x 19' 2"	2900 x 5850mm



GROUND FLOOR

TOTAL FLOOR AREA
1900ft² / 176.5m²

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ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	14' 9" x 11' 2"	4493 x 3412mm
Bedroom 2	11' 9" x 14' 2"	3585 x 4312mm
Bedroom 3	15' 3" x 8' 4"	4655 x 2536mm
Bedroom 4	15' 3" x 8' 4"	4655 x 2536mm
Bathroom	7' 0" x 8' 11"	2137 x 2718mm
En-Suite	7' 0" x 8' 9"	2129 x 2659mm
Dresser	7' 0" x 6' 6"	2129 x 1975mm
En-Suite 2	3' 11" x 10' 7"	1200 x 3232mm



FIRST FLOOR

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We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE. Please do not use this information for purchase of furnishings and furniture.


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The Fir

Key Features/Included Specification

- Stunning Contemporary Design
- Choice of Premium Range Kitchen Units with Central Island
- Choice of Granite, Solid Wood or Silestone Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets and Floor Finishes Throughout
- Underfloor Heating to Ground Floor
- Feature Oak Staircase with Glass Balustrading and Gallery Landing
- Contemporary Oak or Grey Veneer Internal Doors with Chrome Ironmongery
- Neff Built In Twin Single Ovens Mounted Side by Side
- Neff 5 Burner Gas Hob & Steel/Glass Chimney Hood
- Neff Fully Integrated Dishwasher and Full Height Fridge/Freezer
- 'Insinkerator' Steaming Hot Water Tap to Kitchen
- Downlighters to Kitchen/Dining Area, Utility, Hallway and Bathrooms
- Under Pelmet Lighting to Kitchen & Utility
- Fully Integrated Security System
- Aluminium Doors, Windows & Guttering



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The Fir

Key Features/Included Specification (Continued)

- Spacious Open Plan Kitchen/Dining Area
- Large Living/Family Room with Bi-Fold Patio Doors to Rear Garden
- Utility
- Walk In Dressing Room and En-Suite with Walk In Shower to Master Bedroom
- Ensuite to Bedroom 2
- Fitted Furniture to Bathroom and Master En-Suite
- 4 Double Bedrooms
- Integral Garage with 2 Additional Parking Spaces

