

# The *LANDGATE* (Plot 19)

3 Bedroom Detached Bungalow



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# Vine Tree Gardens

Withington, Herefordshire, HR1 3QW



**TOTAL FLOOR AREA**  
1102ft<sup>2</sup> / 102.3m<sup>2</sup>

GROUND FLOOR

ROOM	IMPERIAL / "	METRIC / mm
Kitchen / Diner	17' 5" x 12' 10"	5295 x 3911mm
Living Room	17' 2" x 12' 10"	5222 x 3911mm
Utility	5' 8" x 6' 6"	1717 x 1971mm
Bedroom 1	12' 2" x 13' 1"	3713 x 3979mm
Bedroom 2	11' 6" x 11' 5"	3509 x 3480mm
Bedroom 3	11' 6" x 8' 8"	3509 x 2629mm
Bathroom	8' 6" x 6' 6"	2599 x 1975mm
En-Suite	8' 6" x 3' 11"	2600 x 1180mm
Garage	17' 9" x 17' 5"	5400 x 5300mm

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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 Landgate**

### **Key Features/Included Specification**

- Help to Buy Available
- Rare Opportunity of a New Build, 3 Bedroom Detached Bungalow
- Choice of Kitchen and Worktops
- Choice of Wall and Floor Tiles to Kitchen and Bathrooms
- Choice of Carpets
- Hardwood Internal Doors with Chrome Ironmongery
- Oven, Hob & Chimney Hood
- Downlighters to Kitchen/Diner and Bathrooms
- Open Plan Kitchen/Dining Area with French Doors to Rear Garden
- Large Lounge with French Doors to Rear Garden
- Utility
- Master Bedroom with En-suite
- 3 Double Bedroom
- Double Garage with 4 Additional Parking Spaces