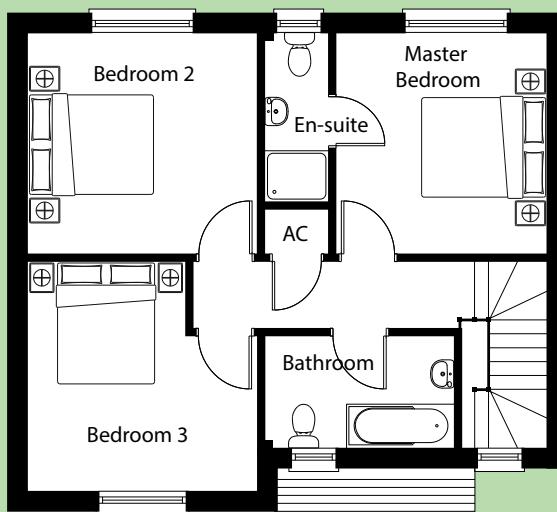
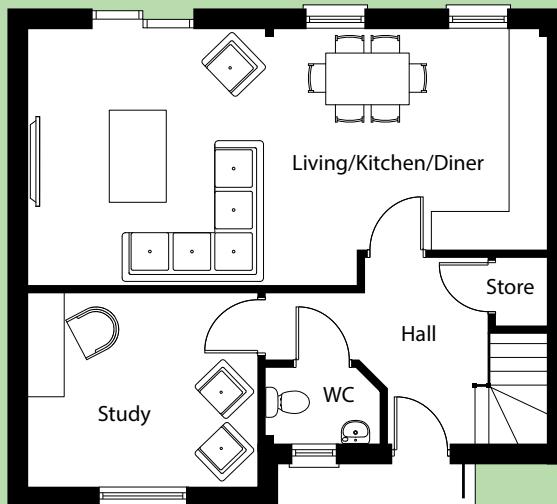




First Floor



Ground Floor



Merganser

3 Bedroom House

Plots: 14, 33, 34, 45 & 46

Total Floor Area: 108.8m² 1171ft²

The Merganser is a large three bedroom home set over two floors, benefiting from a spacious open plan living room, kitchen and dining space to the ground floor as well as a study and handy WC. On the first floor sits a family bathroom and three large double bedrooms. The master bedroom suite features an en-suite shower room.

ROOM DIMENSIONS

Ground Floor

Metres	Feet
8.18 x 4.04	26'10" x 13'3"

3.61 x 3.05	11'10" x 10'0"
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1.80 x 1.20	5'11" x 3'11"
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First Floor

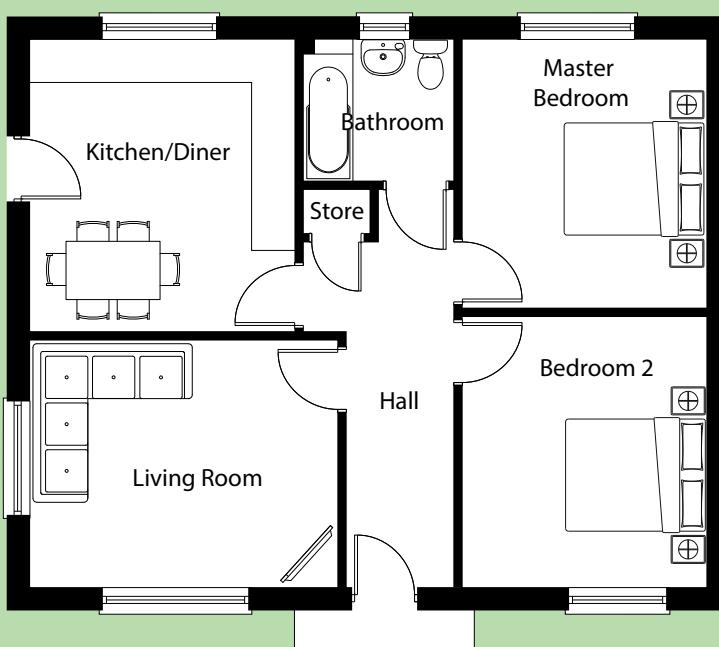
Metres	Feet
3.32 x 2.66	10'9" x 8'7"

2.66 x 1.00	8'9" x 3'3"
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3.62 x 3.48	11'11" x 11'5"
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3.62 x 3.61	11'11" x 11'10"
2.88 x 1.76	9'5" x 5'9"

All dimensions listed are maximum & internal floor plans may be subject to alteration.



Pochard

2 Bedroom Bungalow

Plots: 39, 40, 44 & 53

Total Floor Area: 71.2m² 766ft²

The Pochard is a two bedroom bungalow laid out with all rooms leading off the entrance hallway. There is a spacious living room, kitchen/diner and family bathroom, along with two generous double bedrooms and a useful storage cupboard.

ROOM DIMENSIONS

Ground Floor

Metres	Feet	Metres	Feet
Kitchen/Diner 4.08 x 3.70	13'5" x 12'2"	Bedroom 2 3.79 x 3.42	12'5" x 11'3"
Living Room 4.30 x 3.46	14'1" x 11'4"	Bathroom 2.10 x 1.98	6'11" x 6'6"
Master Bedroom 3.75 x 3.42	12'4" x 11'3"		

All dimensions listed are maximum & internal floor plans may be subject to alteration.



Bewick

2 Bedroom Semi-Detached House

Plots: 35, 36, 37, 38, 41 & 42

Total Floor Area: 81.6m² 878ft²

ROOM DIMENSIONS

Ground Floor

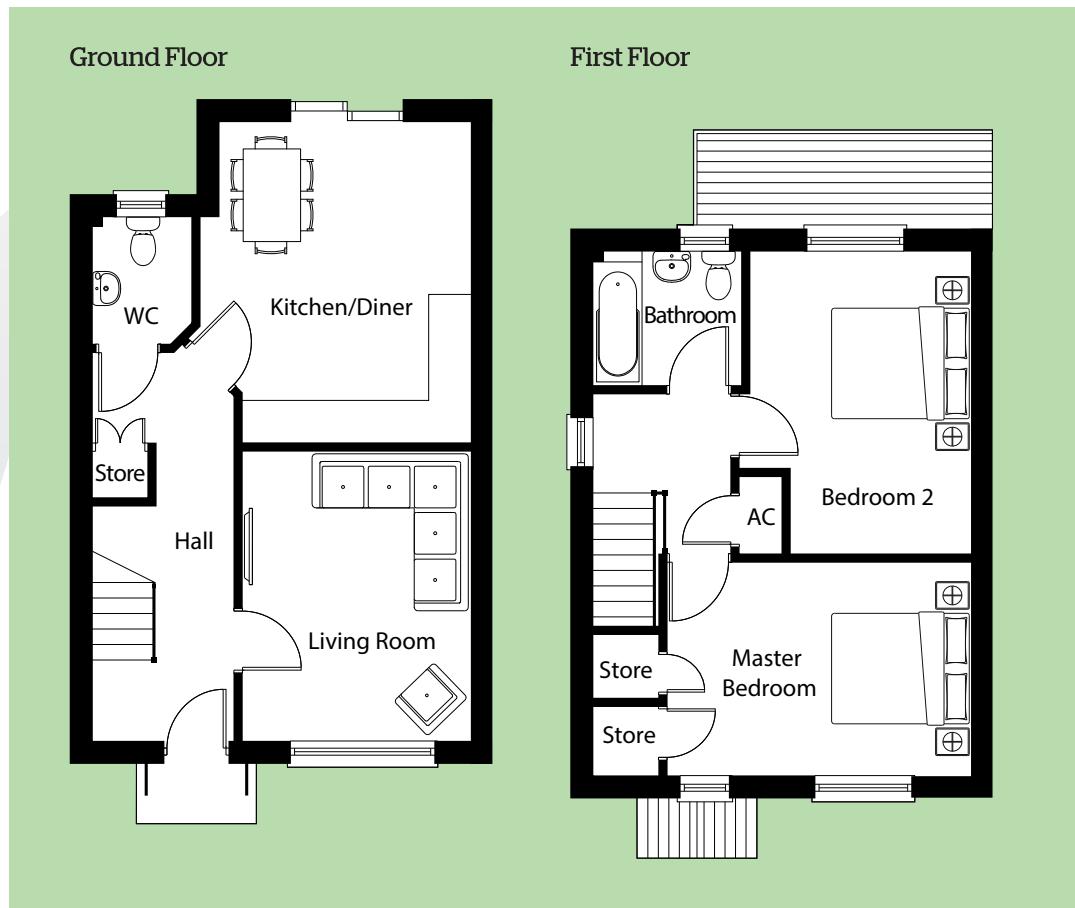
Metres	Feet
4.55 x 3.85	14'11" x 12'8"
4.12 x 3.25	13'6" x 10'8"
1.80 x 1.40	5'11" x 4'7"

First Floor

Metres	Feet
4.32 x 3.03	14'2" x 9'11"
4.29 x 3.15	14'1" x 10'4"
2.10 x 1.90	6'11" x 6'3"

All dimensions listed are maximum & internal floor plans may be subject to alteration.

Leading off the entrance hallway on the ground floor is the spacious living room, along with a WC and kitchen/diner with French doors leading out to the rear garden. To the first floor there is a generous master bedroom with built in storage, a second large double bedroom and a family bathroom.



The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.