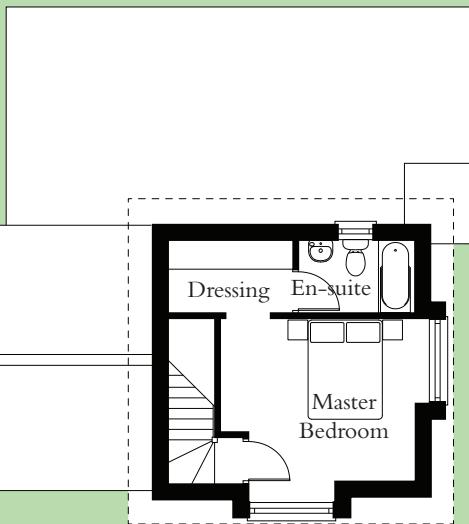
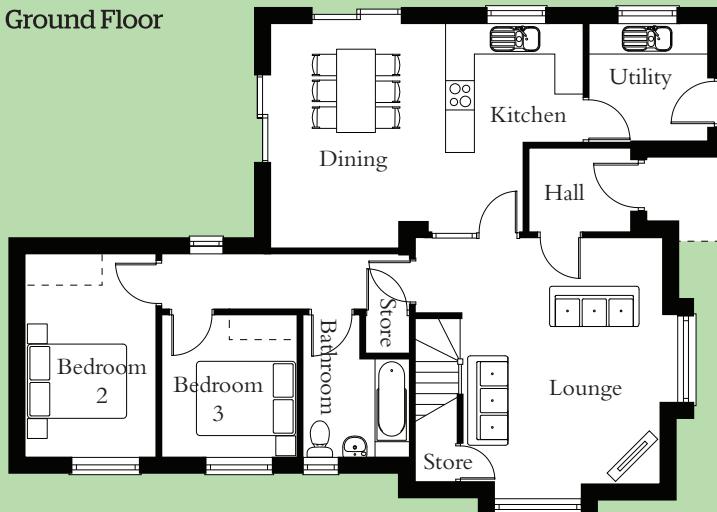




First Floor



Ground Floor



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The Magellan

3 Bedroom detached house

Plot: 1

Total Floor Area: 127.6m² 1,373.4ft²

Plot: 18

Total Floor Area: 131.2m² 1,412.7ft²

The Magellan is a distinctive three bedroom home set over two floors, benefiting from a spacious kitchen/diner with separate utility room. The dual aspect lounge is a very generous size, with stairs to the first floor master bedroom with its own dressing room and en-suite bathroom.

ROOM DIMENSIONS

Ground Floor

Metres	Feet
Lounge	5.20 x 5.24m 17'1" x 17'2"
Bathroom	3.12 x 2.23m 10'2" x 7'3"
Bedroom 2	4.34 x 2.73m 14'2" x 8'10"
Bedroom 3	3.12 x 2.71m 10'2" x 8'9"
Dining	4.84 x 3.66m 15'9" x 12'0"
Kitchen	4.29 x 2.30m 14'1" x 7'6"
Utility	2.65 x 2.43m 8'7" x 7'10"

First Floor

Metres	Feet
Master Bedroom	4.15 x 3.51m 13'6" x 11'5"
Master En-Suite	2.50 x 1.63m 8'2" x 5'4"
Dressing	2.65 x 1.55m 8'7" x 5'1"

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

POPLARS DRIVE



ROOM DIMENSIONS

The Baikal

**3 Bedroom
detached house
with garage**

Plots:

7, 8, 9 & 15

Total Floor Area:

131.1m² 1,411.4ft²

The Baikal is a detached three bedroom house laid out over two floors. The open plan kitchen-diner enjoys glazed doors to the rear garden, and leads through to a generous, light lounge with a large bay window. On the first floor, there are two double bedrooms with an ensuite shower to the master, a good sized single room and a large family bathroom. This home also benefits from a downstairs WC, a garage and separate utility room.

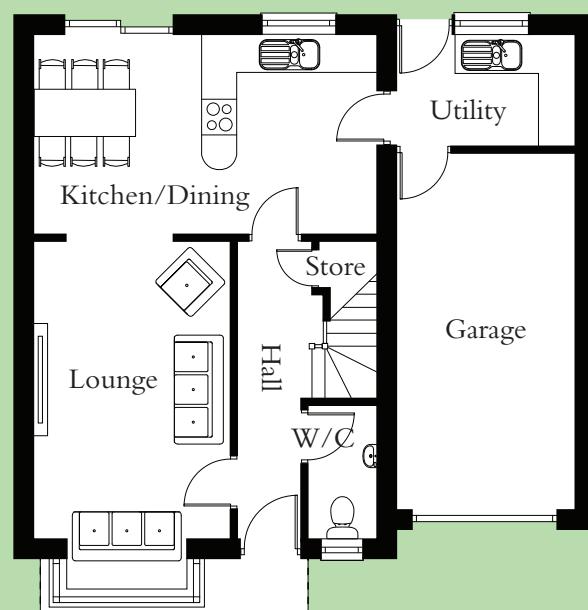
Ground Floor

Metres	Feet	Metres	Feet
Lounge		Utility	
5.10 x 3.44m	16'7" x 11'3"	3.10 x 1.90m	10'2" x 6'2"
WC		Kitchen	
2.48 x 1.23m	8'1" x 4'0"	6.00 x 3.40m	19'7" x 11'2"
Garage			
6.09 x 3.10m	19'10" x 10'2"		

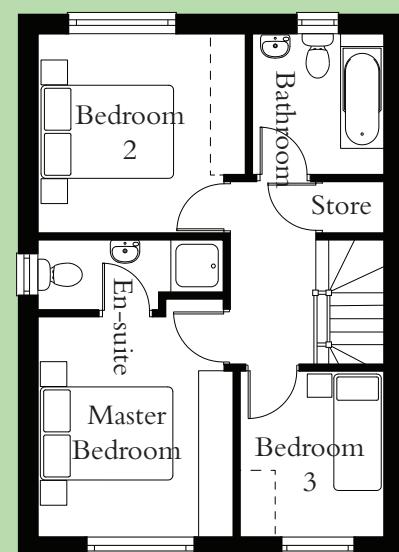
First Floor

Metres	Feet	Metres	Feet
Master Bedroom		Bathroom	
3.78 x 3.44m	12'4" x 11'3"	2.33 x 2.01m	7'6" x 6'6"
Master En-Suite		Bedroom 3	
3.44 x 1.23m	11'3" x 4'0"	2.48 x 2.48m	8'1" x 8'1"
Bedroom 2			
3.59 x 3.40m	11'8" x 11'2"		

Ground Floor



First Floor



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Hale Homes

pa peter alan

POPLARS DRIVE



ROOM DIMENSIONS

The Eider

4 Bedroom detached house with garage

Plots:

4, 6 & 16

Total Floor Area:

168.4m² 1,812.5ft²

The Eider is a traditionally styled four bedroom home with an integrated garage. French doors from the kitchen-diner open onto the rear garden, while the fully fitted kitchen benefits from a separate utility room. The spacious lounge is completely separate and enjoys a large bay window to the front of the property. There is also a convenient downstairs WC. Upstairs, there are four bedrooms, including three good sized doubles. The large master bedroom features a dressing room and ensuite. Also on this floor is the family bathroom.

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

Ground Floor

Metres Feet

Lounge
5.10 x 3.34m 16'7" x 10'10"

WC
2.48 x 1.22m 8'1" x 4'0"

Garage
6.12 x 3.20m 20'1" x 10'5"

Metres Feet

Kitchen/Diner
7.31 x 3.63m 23'10" x 11'10"

Utility
3.63 x 1.87m 11'10" x 6'1"

First Floor

Metres Feet

Master Bedroom
6.18 x 3.27m 20'3" x 10'7"

Dressing
2.55 x 1.56m 8'4" x 5'1"

Master En-Suite
2.55 x 1.62m 8'4" x 5'3"

Bathroom
2.55 x 2.24m 8'4" x 7'4"

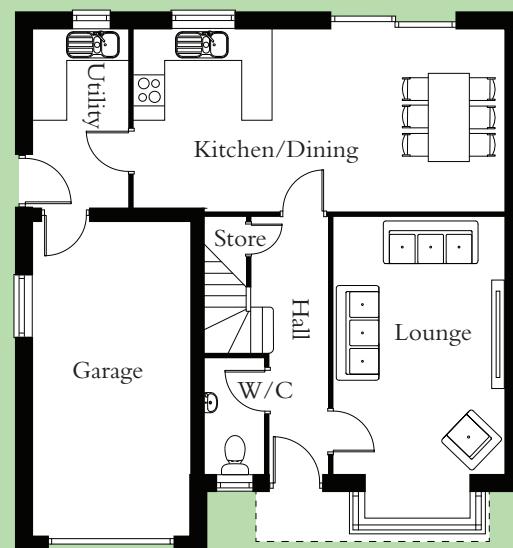
Metres Feet

Bedroom 2
5.50 x 3.34m 18'0" x 10'10"

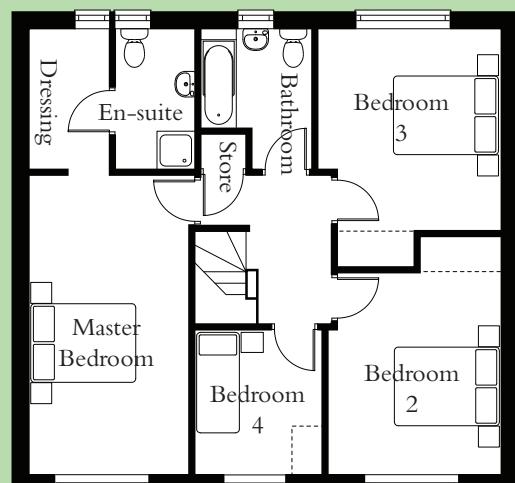
Bedroom 3
5.57 x 3.59m 18'3" x 11'8"

Bedroom 4
2.49 x 2.48m 8'2" x 8'1"

Ground Floor



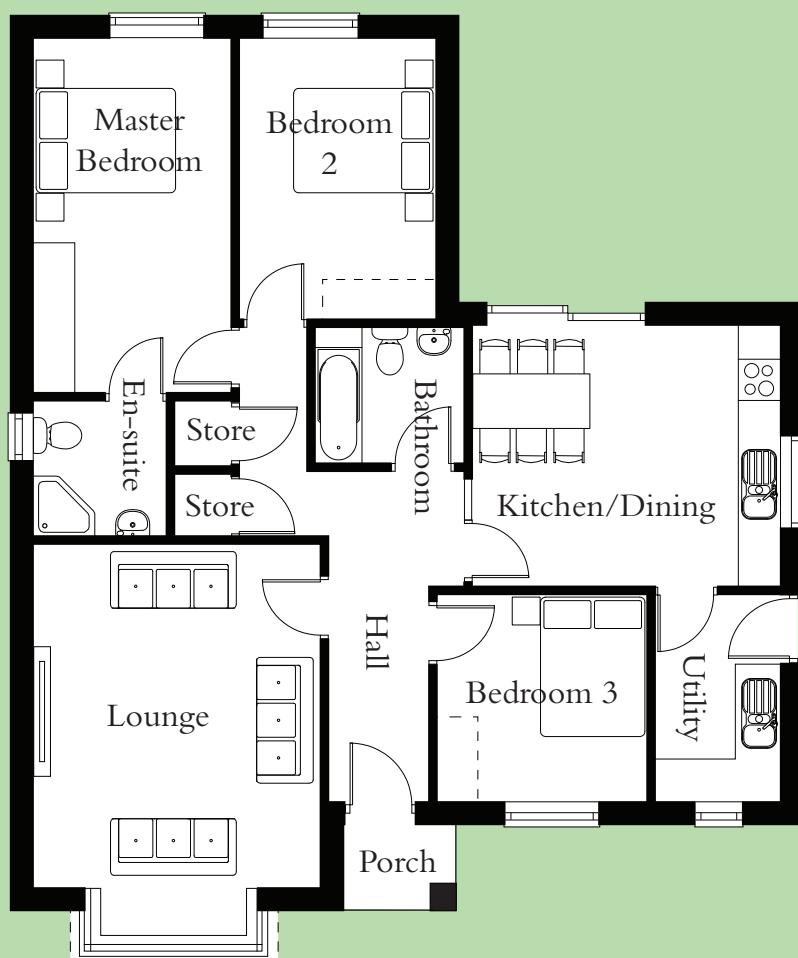
First Floor



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Floor Plan



The Whistler

3 Bedroom bungalow

Plots: 10, 13 & 17

Total Floor Area: 111.3m² 1,197.7ft²

The Whistler is a traditional three bedroom bungalow with a large kitchen incorporating a dining area and a separate utility room. The spacious lounge enjoys a large bay window to the front of the property. There are three double bedrooms, with an ensuite shower to the master. There is a family bathroom which also serves as a guest WC, and plenty of storage in the generous, accessible hall.

ROOM DIMENSIONS

Ground Floor

Metres	Feet	Metres	Feet
Lounge		Kitchen/Dining	
5.07 x 4.45m	16'6" x 14'6"	4.53 x 3.90m	14'9" x 12'8"
Master Bedroom		Utility	
5.38 x 2.97m	17'7" x 9'7"	3.05 x 1.85m	10'0" x 6'1"
Master En-Suite		Bedroom 3	
2.05 x 2.03m	6'7" x 6'7"	3.05 x 3.00m	10'0" x 9'8"
Bedroom 2		Bathroom	
4.22 x 2.97m	13'9" x 9'7"	2.25 x 2.05m	7'4" x 6'7"

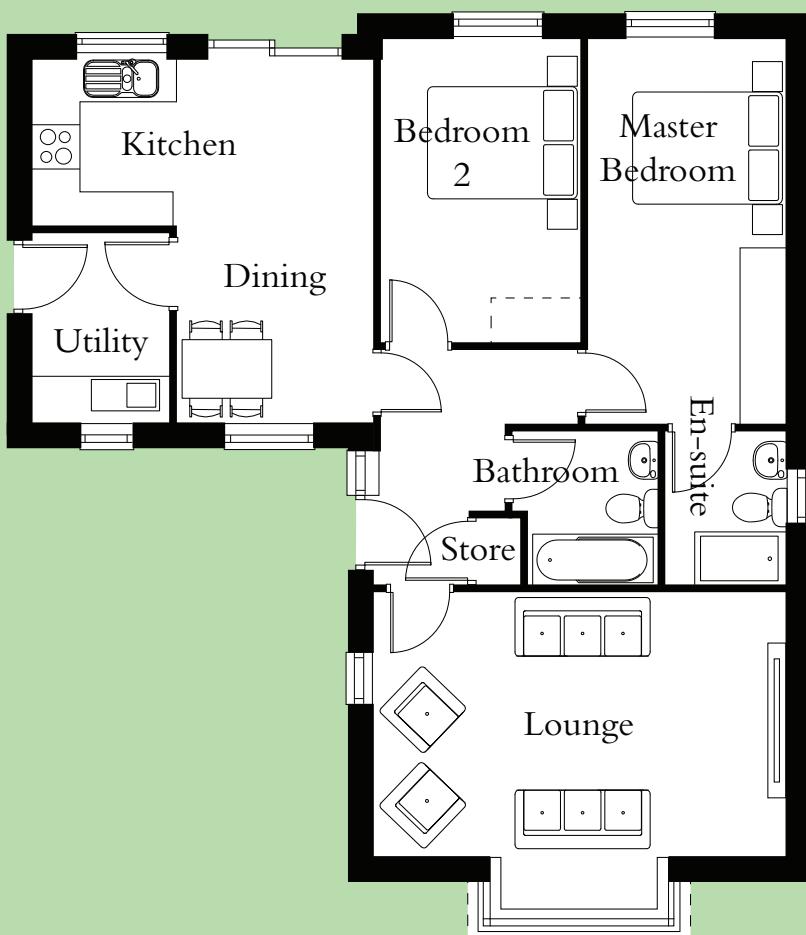
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POPLARS DRIVE



Floor Plan



The Layson

2 Bedroom bungalow

Plots: 11, 12 & 14

Total Floor Area: 89.6m² 964.7ft²

The Layson is a two bedroom bungalow with a practical layout. Features include a generous triple aspect lounge with a large bay window, and a kitchen-diner with French doors to the garden and a separate utility room. There are two good sized double bedrooms, with an ensuite to the master bedroom, as well as a family bathroom.

ROOM DIMENSIONS

Ground Floor

Metres	Feet	Metres	Feet		
Lounge	5.67 x 3.65m	18'6" x 11'10"	Bedroom 2	4.18 x 2.75m	13'7" x 9'0"
Bathroom	2.15 x 1.80m	7'1" x 5'9"	Kitchen	4.67 x 2.50m	15'3" x 8'2"
Master Bedroom	5.32 x 2.80m	17'5" x 9'2"	Dining	2.73 x 2.50m	8'10" x 8'2"
Master En-Suite	2.15 x 1.68m	7'1" x 5'5"	Utility	2.50 x 1.85m	8'2" x 6'1"

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