

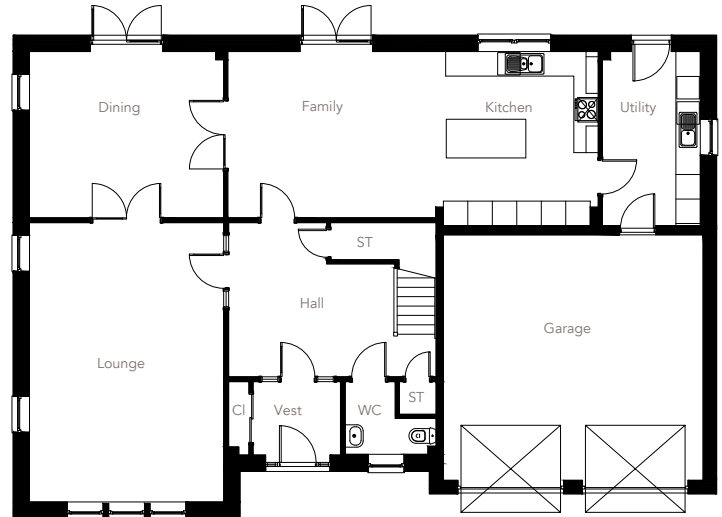
# LARCH

Five bedroom detached home



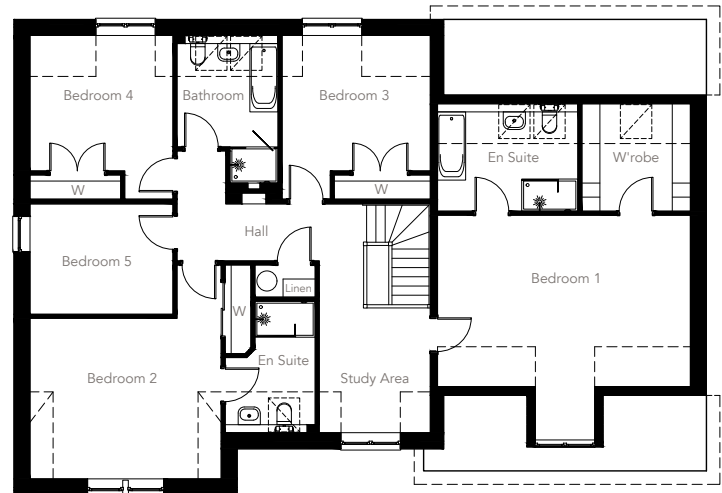
## GROUND FLOOR

	METRES	FEET/INCHES
Vest	2.14 x 1.80	7' 0" x 5' 10"
Lounge	4.75 x 6.84	15' 7" x 22' 5"
Dining	4.75 x 4.07	15' 7" x 13' 4"
Kitchen/Family	9.08 x 4.26	29' 9" x 13' 11"
Utility	2.40 x 4.26	7' 10" x 13' 11"
WC	2.24 x 1.80	7' 4" x 5' 10"
Garage	6.36 x 6.01	20' 10" x 19' 7"



## FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 1	6.29 x 4.26	20' 7" x 13' 11"
Bedroom 1 Wardrobe	2.70 x 2.69	8' 10" x 8' 9"
Bedroom 1 En Suite	3.49 x 2.67	11' 5" x 8' 9"
Bedroom 2	4.75 x 5.32	15' 7" x 17' 2"
Bedroom 2 En Suite	2.24 x 3.28	7' 4" x 10' 9"
Bedroom 3	3.69 x 4.07	12' 1" x 13' 4"
Bedroom 4	3.55 x 4.07	11' 8" x 13' 4"
Bedroom 5	3.55 x 2.74	11' 8" x 9' 0"
Bathroom	2.51 x 3.67	8' 3" x 12' 0"
Study Area	2.76 x 1.98	9' 0" x 6' 6"



Total Floor Area:  
320 sq m (including garage)

The information including the site layout shown in this document is intended for illustration purposes only and may change for example in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Property Misdescription Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty. Room sizes are approximate and may be subject to variation. Some features may vary. Speak to Sales Consultant regarding specific plot variations.