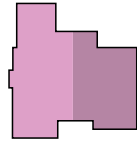


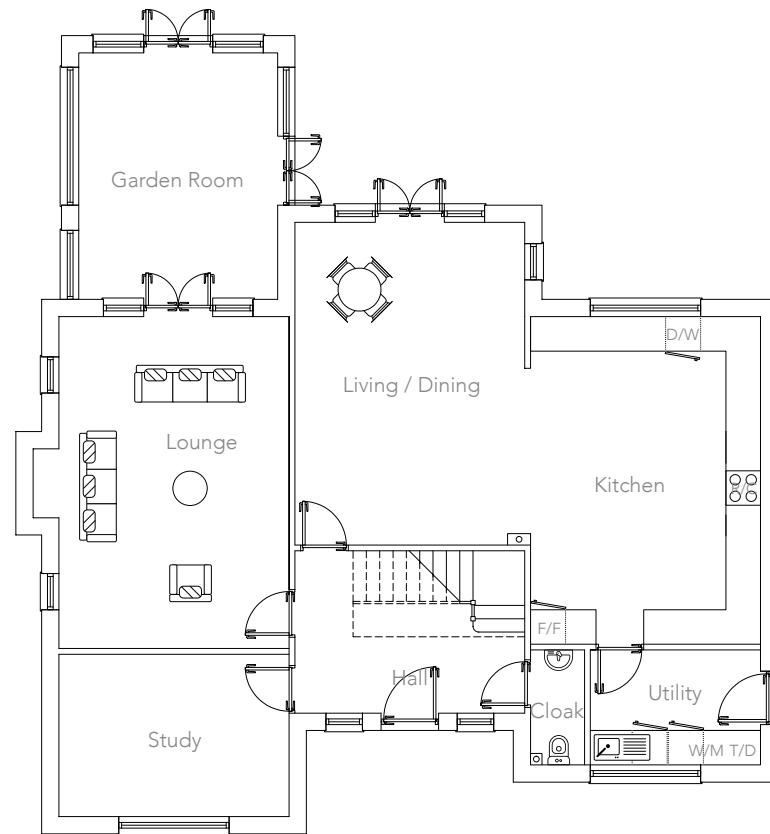
THE EARDISTON

4 Bedroom | Detached House



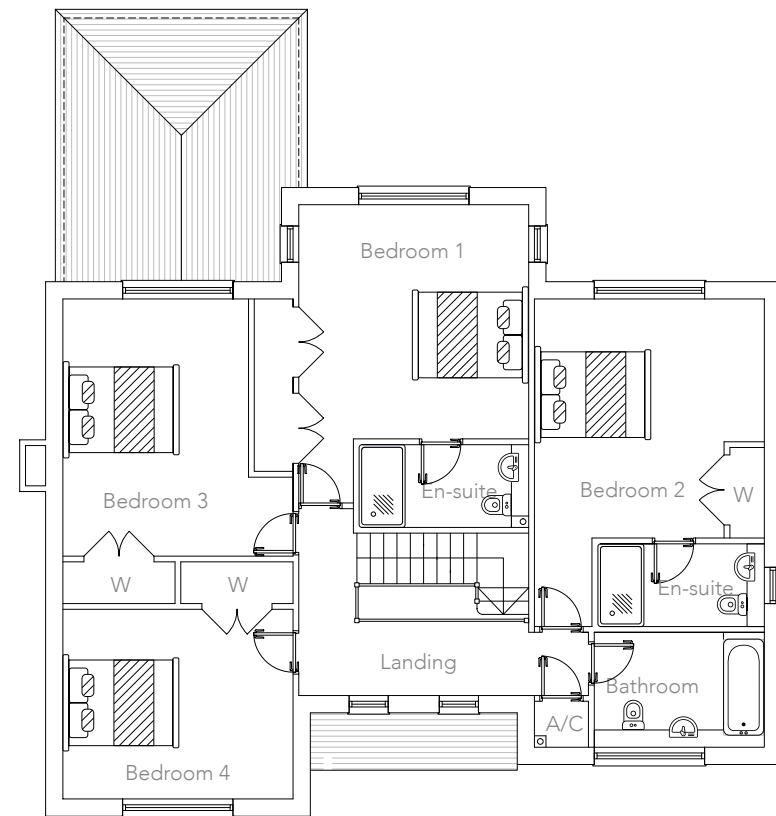
KEY:	D/W: Dishwasher	W/M: Washing Machine Space	W: Wardrobe
	F/F: Fridge/Freezer	A/C: Airing Cupboard	OV: Oven
	T/D: Tumble Dryer Space		R/C: Range Cooker

Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



GROUND FLOOR

Kitchen:	4.00 x 5.70m 13'1" x 18'8"	Utility:	2.96 x 2.00m 9'7" x 6'5"
Living / Dining:	4.00 x 5.60m 13'1" x 18'4"	Garden Room:	3.46 x 4.29m 11'4 x 14'1"
Lounge:	4.00 x 5.77m 13'1" x 18'9"	Study:	4.00 x 2.82m 13'1" x 9'3"
Cloak:	0.94 x 2.00m 3'0" x 6'5"	Garage:	5.50 x 5.50m 18'0" x 18'0"



FIRST FLOOR

Bedroom 1:	4.00 x 4.08m 13'1" x 13'4"	Bedroom 3:	3.23 x 4.47m 10'6" x 14'7"
En-suite:	2.95 x 1.44m 9'7" x 4'7"	Bedroom 4:	4.00 x 3.30m 13'1" x 10'8"
Bedroom 2:	4.00 x 4.16m 13'1" x 13'7"	Bathroom:	2.96 x 2.00m 9'7" x 6'5"
En-suite:	2.90 x 1.44m 9'5" x 4'7"		

Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations and may be detached or semi-detached. Materials used may differ from plot to plot, including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot from our sales office and customers must check their individual specifications prior to making reservation.

THE EARDISTON

4 Bedroom | Detached House



Luxury living has arrived in the form of The Eardiston.

An impressive hallway welcomes you into this grand four bedroom home, which is complemented by underfloor heating throughout. The large open-plan kitchen/dining/living area provides the perfect space for entertaining, while the sitting room with its log burning stove and private study room provide the perfect escape to relax. Downstairs is complemented by utility and cloakroom and a garden room.

Upstairs, the four large double bedrooms come complete with fitted wardrobes and two en-suites. The property is finished with a double detached garage.



TEDSMORE
• GRANGE •