

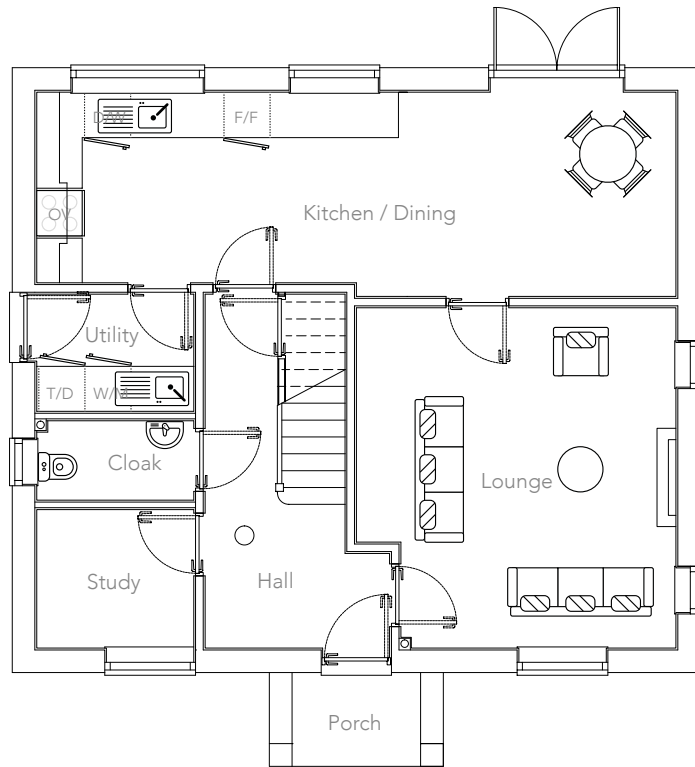
# THE SUTTON

4 Bedroom | Detached House



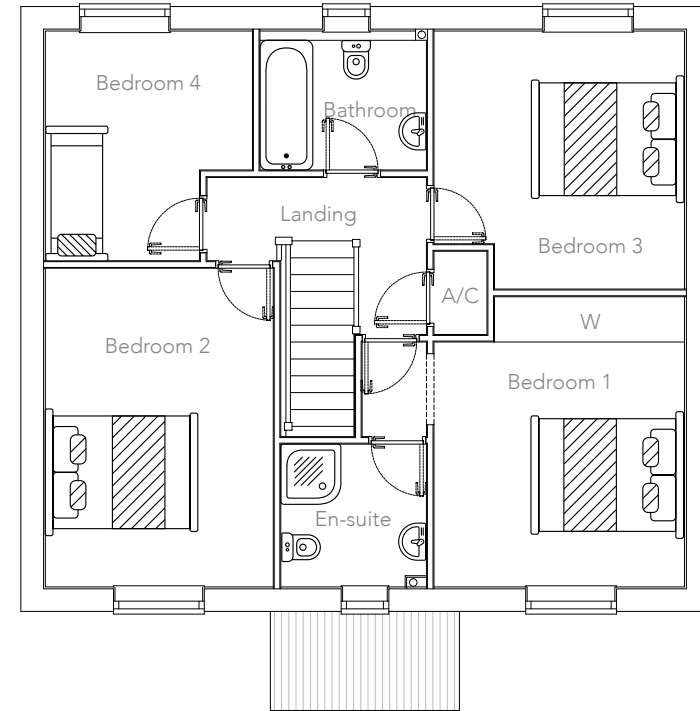
<b>KEY:</b>	D/W: Dishwasher	W/M: Washing Machine Space	W: Wardrobe
	F/F: Fridge/Freezer	A/C: Airing Cupboard	OV: Oven
	T/D: Tumble Dryer Space		R/C: Range Cooker

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



## GROUND FLOOR

Kitchen / Dining:	8.44 x 2.66m	27'8" x 8'9"	Utility:	2.16 x 1.55m	7'1" x 5'1"
Lounge:	4.23 x 4.61m	13'11" x 15'1"	Study:	2.16 x 1.89m	7'1" x 6'3"
Cloak:	2.16 x 1.08m	7'1" x 3'7"	Garage:	5.50 x 5.50m	18' x 18'0"



## FIRST FLOOR

Bedroom 1:	3.23 x 3.91m	10'11" x 12'10"	Bedroom 3:	3.31 x 3.40m	10'11" x 11'2"
En-suite:	1.87 x 1.96m	6'2" x 6'5"	Bedroom 4:	2.71 x 3.02m	8'11" x 9'11"
Bedroom 2:	3.14 x 4.28m	10'4" x 14'1"	Bathroom:	2.30 x 1.82m	7'7" x 6'0"

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.

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4 Bedroom | Detached House



A classic modern home, built with the whole family in mind.

From the open-plan kitchen/dining room with French doors leading out to the rear garden, to the large lounge with log burning stove and separate private study. This home also benefits from a utility and downstairs cloakroom.

Upstairs four double bedrooms, including Master en suite with fitted wardrobes, combine with a family bathroom to complete the perfect family home. Also featuring a large detached single garage.



TEDSMORE  
• GRANGE •