

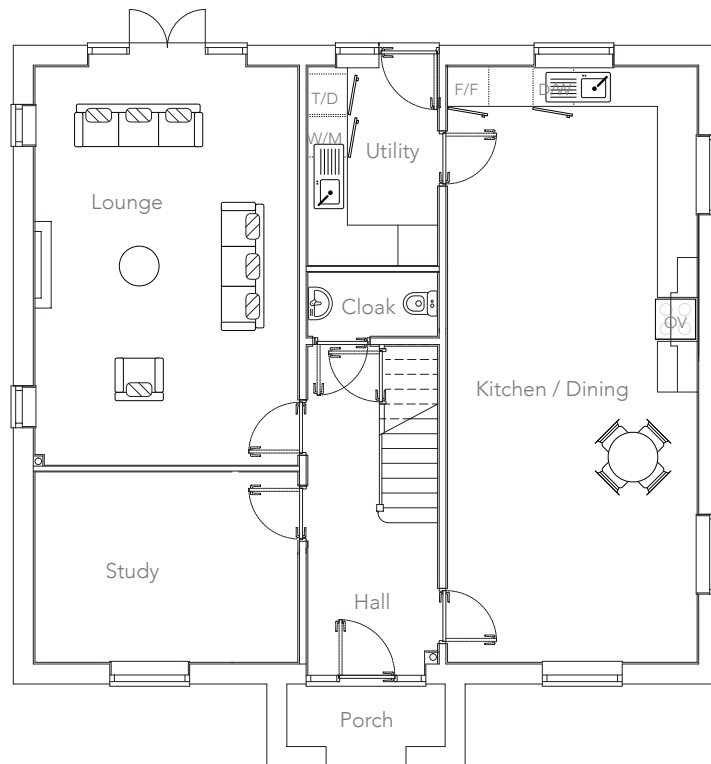
# THE FELTON

5 Bedroom | Detached House



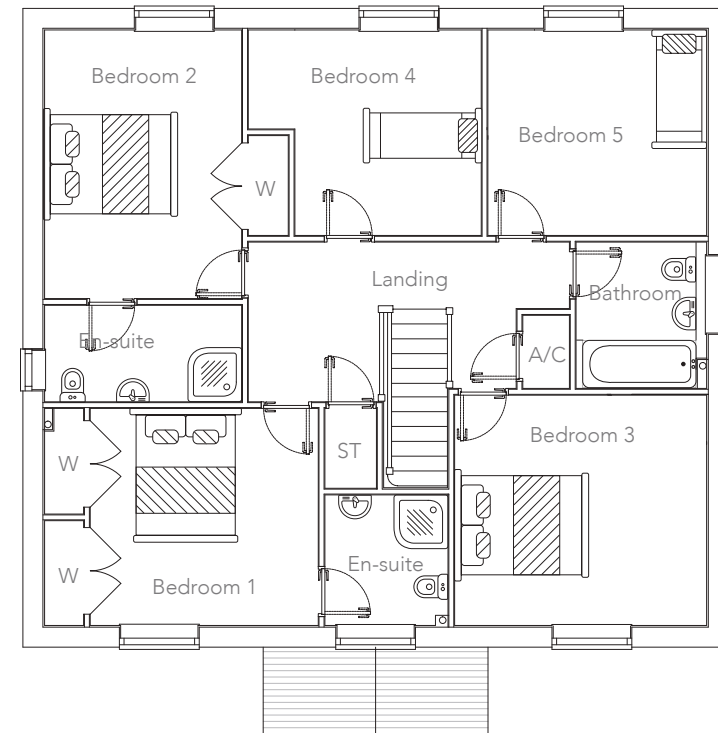
|      |                         |                            |                   |
|------|-------------------------|----------------------------|-------------------|
| KEY: | D/W: Dishwasher         | W/M: Washing Machine Space | W: Wardrobe       |
|      | F/F: Fridge/Freezer     | A/C: Airing Cupboard       | 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 / Dining: | 8.90 x 3.78m 29' 4" x 12' 5" | Utility: | 2.09 x 2.97 - 6' 9" x 9' 8" |
| Lounge:           | 4.04 x 6.02m 13' 2" x 19' 8" | Study:   | 4.04 x 2.96m 13' 2" x 9' 7" |
| Cloak:            | 2.09 x 1.00m 6' 9" x 3' 3"   | Garage:  | 5.50 x 5.50m 18' x 18' 0"   |



## FIRST FLOOR

|            |                               |            |                               |
|------------|-------------------------------|------------|-------------------------------|
| Bedroom 1: | 3.96 x 3.32m 13' 0" x 10' 11" | Bedroom 3: | 2.95 x 3.08m 9' 8" x 10' 1"   |
| En-suite:  | 2.05 x 2.03m 6' 9" x 6' 8"    | Bedroom 4: | 3.29 x 3.09m 10' 10" x 10' 2" |
| Bedroom 2: | 2.89 x 4.04m 9' 6" x 13' 3"   | Bedroom 5: | 3.80 x 3.52m 12' 6" x 11' 7"  |
| En-suite:  | 1.45 x 2.70m 4' 9" x 8' 11"   | Bathroom:  | 1.96 x 2.20m 6' 5" x 7' 3"    |

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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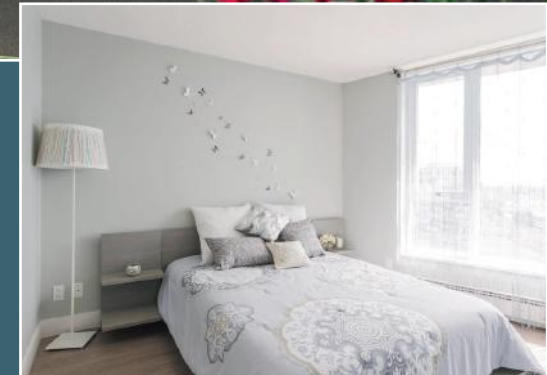
5 Bedroom | Detached House



Luxuriously fitted out, the Felton is a five bedroom executive home.

Providing porch and large reception hall, open-plan kitchen/dining room, spacious lounge with log burning stove and French doors leading onto the generous garden. A utility room, private study and downstairs cloakroom complete the ground floor.

Upstairs Master bedroom and bedroom two feature fitted wardrobes and en-suites, three further bedrooms and family bathroom. The property is completed by a double detached garage.



TEDSMORE  
• GRANGE •