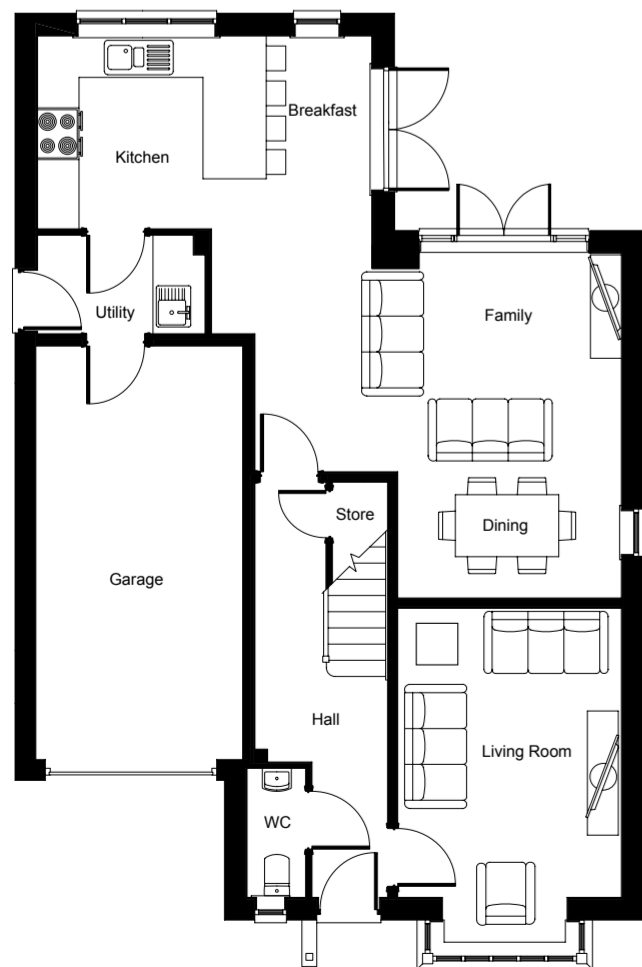


The Parkgate

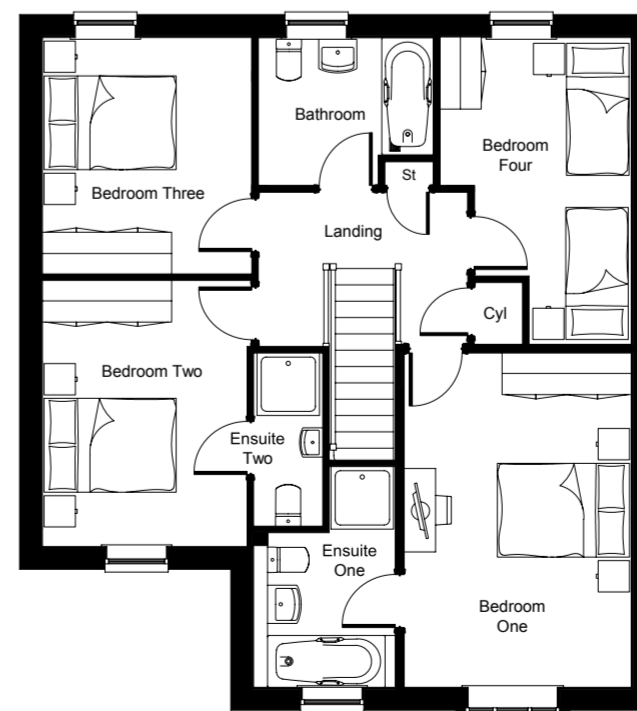
4 bedroom detached home

Four bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through French doors / stylish breakfast area / separate bay fronted living room / useful utility room / four spacious bedrooms / ensuites to both the master bedroom and bedroom two / family bathroom / downstairs cloakroom / ample storage / integrated garage / exterior Arts & Crafts styling



Ground Floor

LIVING ROOM	4.19m (plus bay) x 3.24m 13' 8 (plus bay) x 10' 7
FAMILY/ DINING ROOM	5.35m (max) x 5.00m (max) 17' 6 x 16' 4
KITCHEN/BREAKFAST	4.85m x 2.80m 15' 10 x 9' 2
UTILITY ROOM	2.43m x 1.45m 7' 11 x 4' 9
WC	1.87m x 0.85m 6' 1 x 2' 9
GARAGE	6.00m x 3.00m (max) 19' 8 x 9' 10 (max)



First Floor

BEDROOM 1	4.79m x 3.25m 15' 8 X 10' 7
ENSUITE 1	2.22m x 2.04m (max) 7' 3 x 6' 8
BEDROOM 2	3.83m x 2.95m 12' 6 x 9' 8
ENSUITE 2	2.49m x 1.00m 8' 2 x 3' 3
BEDROOM 3	3.40m x 3.03m 11' 1 x 9' 11
BEDROOM 4	4.40m (max) x 2.77m (max) 14' 5 (max) x 9' 1 (max)
BATHROOM	2.52m x 2.13m 8' 3 x 6' 11

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick or artificial stone and room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. Images and plans are correct at the time of going to press, but may be subject to change during construction. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Consumer Protection From Unfair Trading Regulations 2008. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.