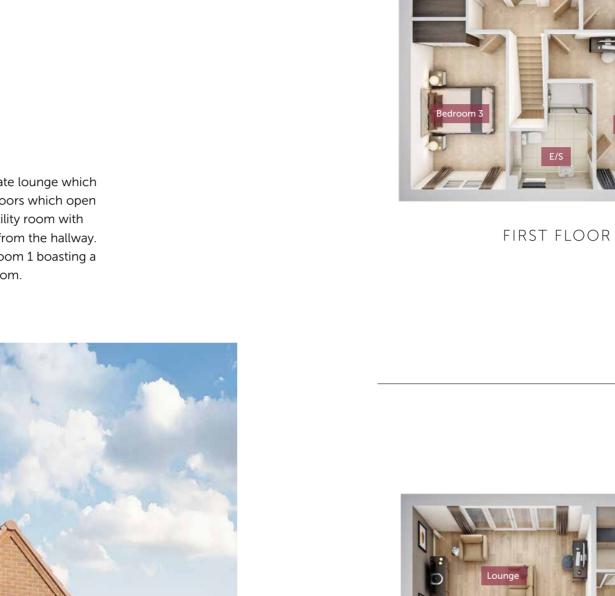
FRAMPTON GATE



The Mulberry's distinctive layout offers living space that includes a separate lounge which is filled with natural light from floor to ceiling windows and the French doors which open on to the rear garden. The extended kitchen/dining area leads to an utility room with outside access. The single integral garage can also be accessed directly from the hallway. Upstairs are four bedrooms, three of which are double in size, with bedroom 1 boasting a fitted wardrobe and an en suite, as well as the family bathroom.





All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.



Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

4365mm x 4312mm 14'3" x 14'1" 2964mm x 2344mm 9'7" x 7'7" 3432mm x 3313mm 11'3" x 10'9" 4718mm x 2647mm 15'5" x 8'7" 3079mm x 2528mm 10'1" x 8'3" 2373mm x 2093mm 7'8" x 6'9"



Lounge Utility WC

4790mm x 3407mm 15'7" x 11'2" Kitchen/Dining 6031mm x 2990mm 19'8" x 9'8" 2990mm x 1766mm 9'8" x 5'8" 1694mm x 900mm 5'6" x 3'0"

## GROUND FLOOR