



THE EXLANA

HOMES 227, 228, 249, 250, 251 & 254

Four bedroom home

The detached, four bedroom Exlana benefits from an integral garage, providing plenty of practical storage space. The spacious lounge can be found at the front of your home, boasting a large bay window. The open-plan kitchen/dining room can be found at the rear and benefits from French doors leading out to the garden. The ground floor is completed with a separate utility room and a WC. Step upstairs and on the first floor you will be greeted by a large landing, which leads to the four bedrooms. Bedroom 1 comes with en suite shower room while the rest of the family have a bathroom with separate shower and bath.



Bedroom 1	4247mm x 3572mm	13'9" x 11'7"
En suite	2083mm x 1521mm	6'8" x 5'0"
Bedroom 2	3700mm x 2957mm	12'1" x 9'7"
Bedroom 3	3152mm x 2945mm	10'3" x 9'7"
Bedroom 4	3718mm x 2098mm	12'2" x 6'9"
Bathroom	2220mm x 1848mm	7'3" x 6'1"

FIRST FLOOR



Lounge	4247mm x 3984mm	13'9" x 13'1"
Kitchen/Dining	6500mm x 2910mm	21'3" x 9'5"
Utility	2088mm x 1521mm	6'8" x 5'0"
WC	2088mm x 853mm	6'8" x 2'8"

GROUND FLOOR

*Window to Home 254 only. 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.