

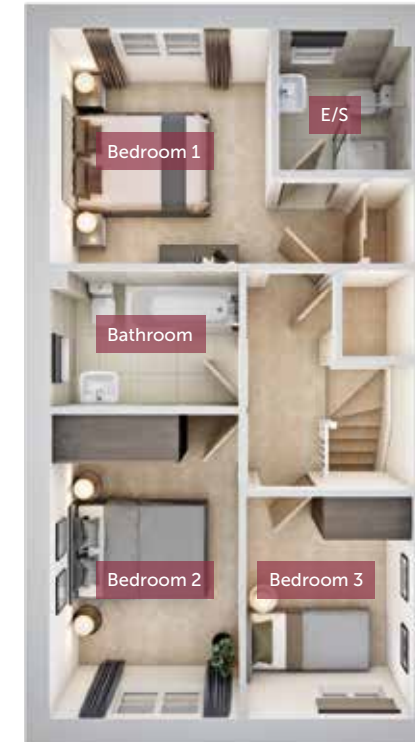


THE FERN

HOMES 8, 9, 40, 41, 61 & 62

Three bedroom home

The semi-detached Fern combines the charm of cottage style living with contemporary flair, from the welcoming canopied porch to the separate lounge and kitchen/dining room opening out to the rear garden, complemented by a ground floor cloakroom. Upstairs are two double bedrooms, a single bedroom and a bathroom. Bedroom 1 benefits from fitted wardrobes and an en suite.



FIRST FLOOR

Bedroom 1	4080mm x 3060mm	13'4" x 10'0"
En suite	1860mm x 1770mm	6'1" x 5'8"
Bedroom 2	3970mm x 2480mm	13'0" x 8'1"
Bedroom 3	2950mm x 2178mm	9'7" x 7'1"
Bathroom	2480mm x 1800mm	8'1" x 5'9"



GROUND FLOOR

Lounge	3889mm x 3659mm	12'8" x 12'0"
Kitchen/Dining	4735mm x 3062mm	15'5" x 10'0"
Utility	2053mm x 1870mm	6'7" x 6'1"
WC	1870mm x 986mm	6'1" x 3'2"

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.