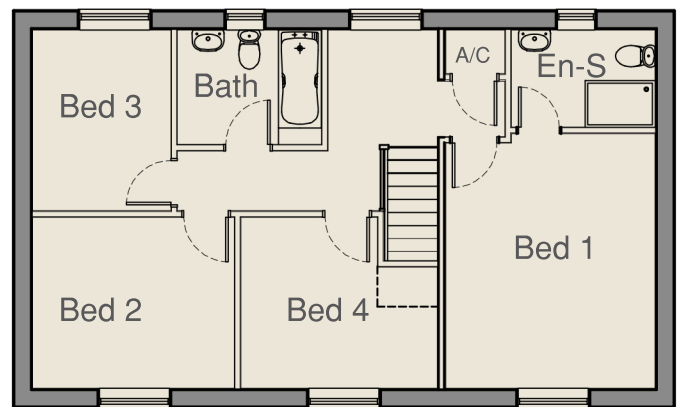
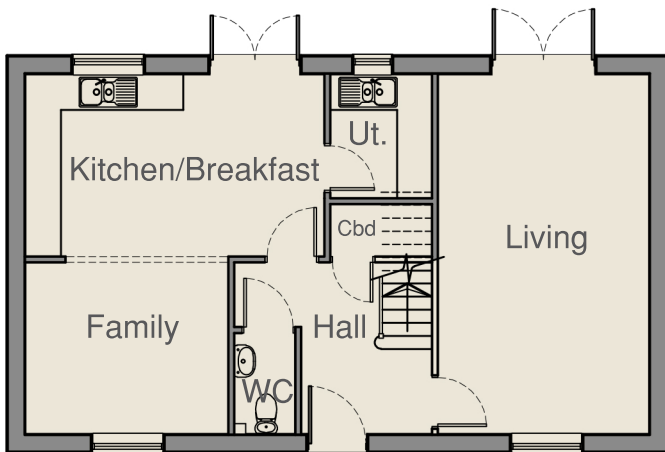




# The Birch

4 Bedroom Detached



Ground Floor

First Floor

Kitchen/B'fast	- 5.11m x 3.1m	- 16'9" x 10'2"
Family	- 3.45m x 2.92m	- 11'4" x 9'7"
Living	- 6.12m x 3.6m	- 20'1" x 11'10"
Utility	- 2.1m x 1.72m	- 6'11" x 5'8"
WC	- 1.72m x 1.02m	- 5'8" x 3'4"

Bedroom 1	- 4.36m x 3.58m	- 14'4" x 11'9"
En-Suite	- 1.65m x 2.45m	- 5'5" x 8'
Bedroom 2	- 3.45m x 2.91m	- 11'4" x 9'7"
Bedroom 3	- 3.1m x 2.36m	- 10'2" x 7'9"
Bedroom 4	- 2.92m x 3.35m	- 9'7" x 11'
Bathroom	- 2.46m x 1.95m	- 8' x 6'5"

These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. Kitchen and Bathroom layouts are indicative, all measurements are approximate with a tolerance of + or - 50mm, plans are not to scale. These details are released as a guide only and are subject to change, without prior notice. Imagery depicting plot layouts, landscaping, materials and styles are for illustrative purposes only and will vary, refer to the site plan for individual plot layouts.