



A beautiful home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room with bay window to the side, and spacious living room with French doors opening to the enclosed rear garden. The stairs, with under stairs storage, lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. Some with garage or car port plus parking is provided.

The Devoran is available in three exterior finishes with a slate or plain tiled roof:

Coloured Render

Beige: Plots 24, 85 and 109



Stone

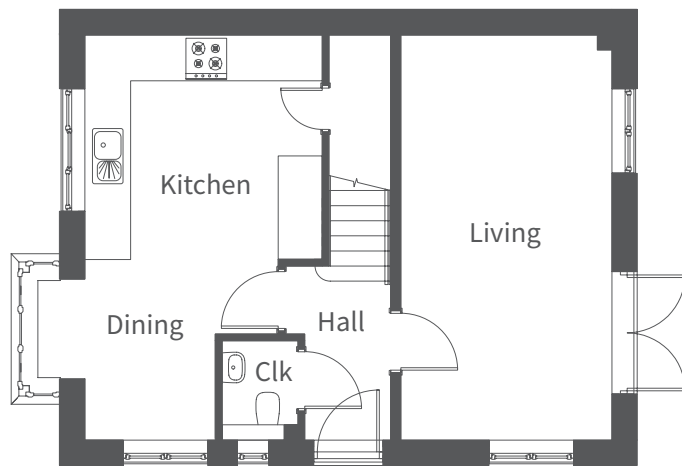
Callow Stone: Plots 8, 13 and 18*

*Stone to front, brick to side and rear elevation



Red Brick

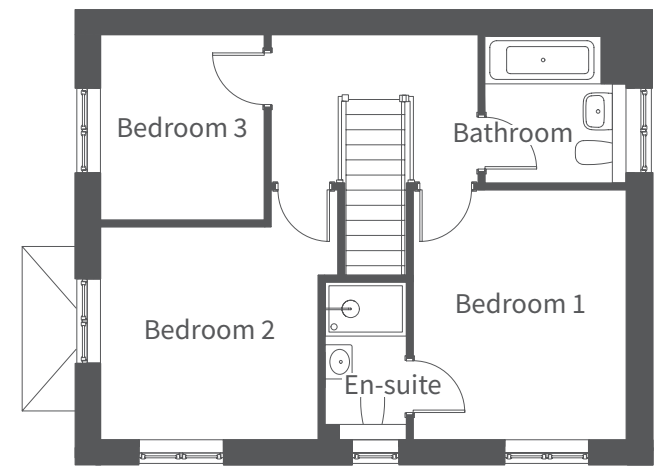
Red Brick: Plots 70, 78, 97 and 100



Ground Floor

Floor	Room	Millimetres	Feet / inches
Ground Floor	Living	3090 x 5925	10'2" x 19'5"
	Kitchen / Dining	3475 x 5925	11'5" x 19'5"
First Floor	Bedroom 1	3140 x 3660	10'4" x 12'0"
	En-suite	1180 x 2305	3'10" x 7'7"
	Bedroom 2	3115 x 3200	10'3" x 10'6"
	Bedroom 3	2390 x 2710	7'10" x 8'11"
	Bathroom	2075 x 2165	6'10" x 7'1"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



First Floor