

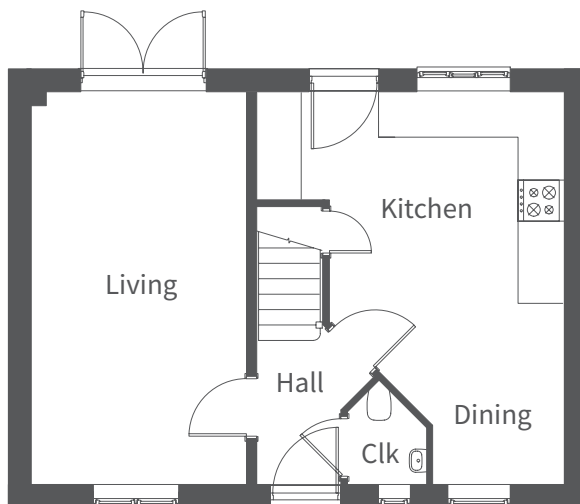
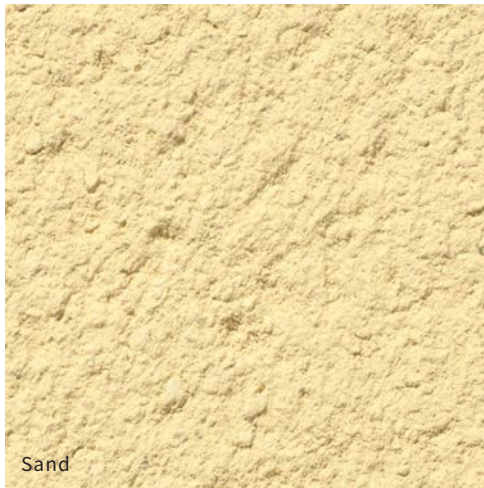


A superb home benefiting from high specification and well-planned accommodation over two floors. The ground floor entrance hall leads to the cloakroom, kitchen/dining room and living room. The living room has French doors opening to the enclosed rear garden, as well as bay window to the front. The stairs (with storage), lead to the first floor and master bedroom, two further bedrooms and family bathroom. Two parking spaces are provided.

The Avon is available in one exterior finish with a slate tiled roof:

Coloured Render

Sand: Plot 80

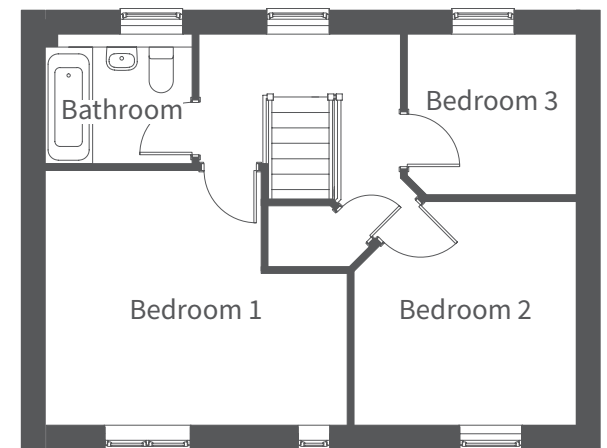


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	5700 x 3110	18'8" x 10'2"
Kitchen / Dining	5700 x 4465	18'8" x 14'8"

First Floor	Millimetres	Feet / inches
Bedroom 1	4410 x 3715	14'6" x 12'2"
Bedroom 2	3265 x 3215	10'9" x 10'7"
Bedroom 3	2435 x 2310	7'12" x 7'7"
Bathroom	2150 x 1910	7'1" x 6'3"

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