



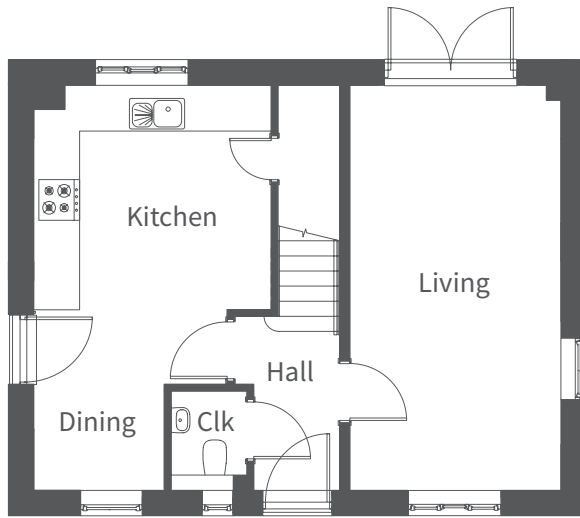
A beautiful home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room with bay window to the side*, and spacious living room with French doors* opening to the enclosed rear garden. The stairs,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

*Plot dependent - please check with the sales advisor and refer to individual plans

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

Coloured Render

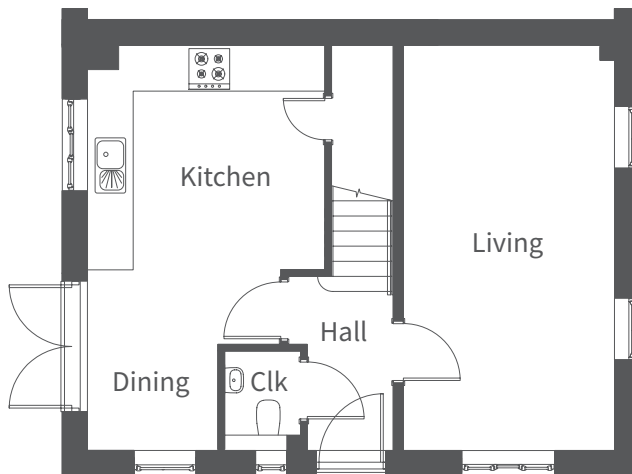
Beige: Plot 72 and 79



Ground Floor (plot 72, detached)



Beige

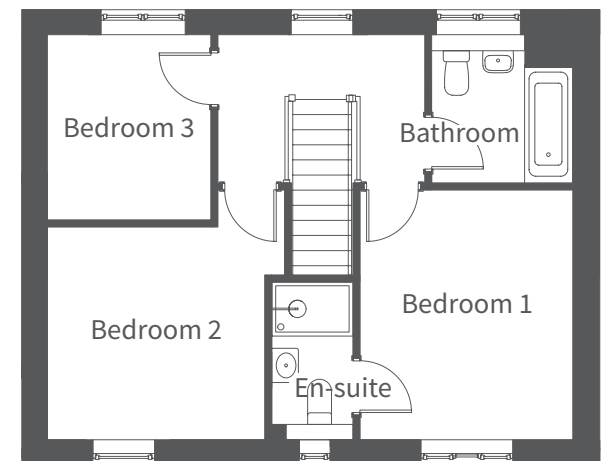


Ground Floor (plot 79, semi-detached)

Ground Floor	Millimetres	Feet / inches
Living	5925 x 3090	19'5" x 10'2"
Kitchen / Dining	5925 x 3475	19'5" x 11'5"

First Floor	Millimetres	Feet / inches
Bedroom 1	3660 x 3140	12'0" x 10'4"
En-suite	2330 x 1185	7'8" x 3'11"
Bedroom 2	3190 x 3115	10'6" x 10'3"
Bedroom 3	2710 x 2390	8'11" x 7'10"
Bathroom	2165 x 2075	7'1" x 6'10"

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