

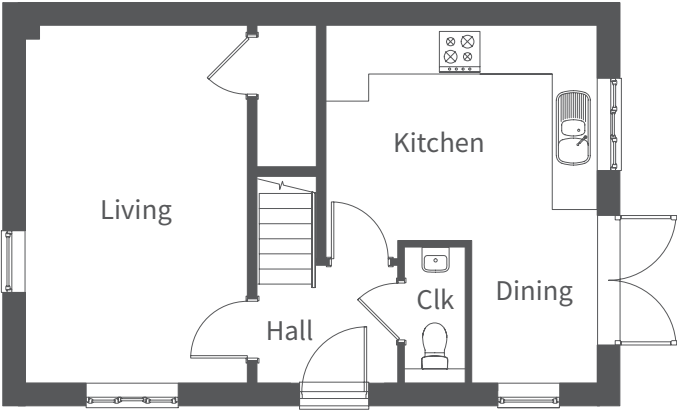


A beautiful home benefiting from high specification and well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen/dining room with bay window to the side, and spacious living room with French doors opening to the enclosed rear garden. The stairs,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

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

Coloured Render

Sand: Plot 71

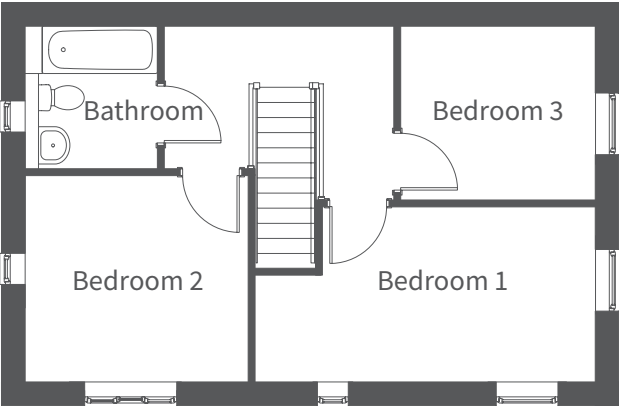


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living / Dining	5250 x 3255	17'3" x 10'8"
Kitchen	5250 x 4005	17'3" x 13'2"

First Floor	Millimetres	Feet / inches
Bedroom 1	4995 x 2585	16'5" x 8'6"
Bedroom 2	3305 x 3045	10'10" x 9'12"
Bedroom 3	2860 x 2565	9'5" x 8'5"
Bathroom	2105 x 1950	6'11" x 6'5"

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