

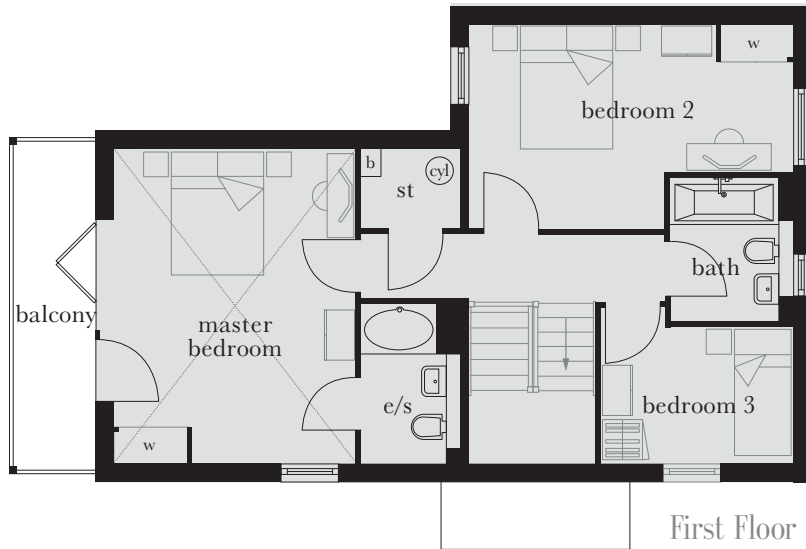
The Rowallane

Plot 2

A substantial family home with a granny annexe and garage. The house features a living room and kitchen/family area to the ground floor, plus a WC and study. There's a master bedroom upstairs with its own balcony and en suite, plus two further bedrooms. The annexe comprises of a bedroom, shower room and open plan kitchen/living room.

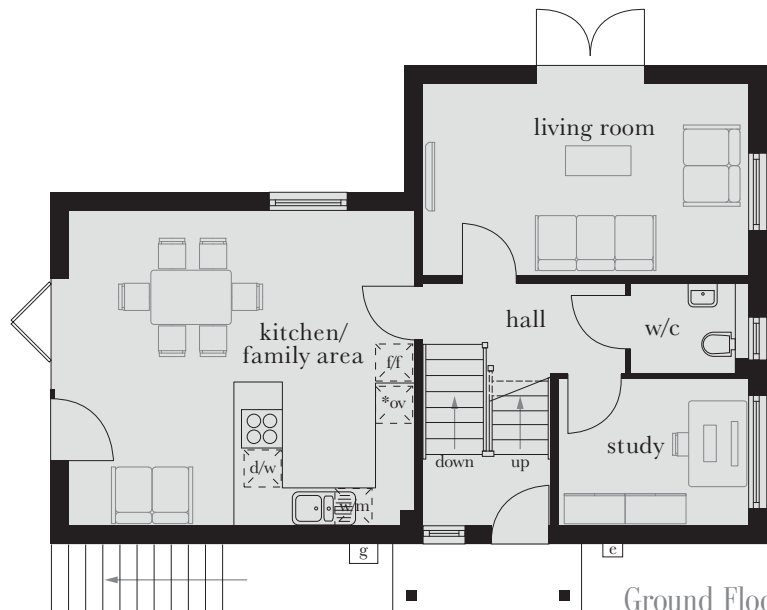


Computer generated image shown above. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



First Floor

Master Bedroom	4.950m x 3.819m	16'3" x 12'6"
Bedroom 2	5.125m x 3.247m (max)	16'9" x 10'7" (max)
Bedroom 3	3.031m x 2.444m (max)	9'11" x 8'0" (max)

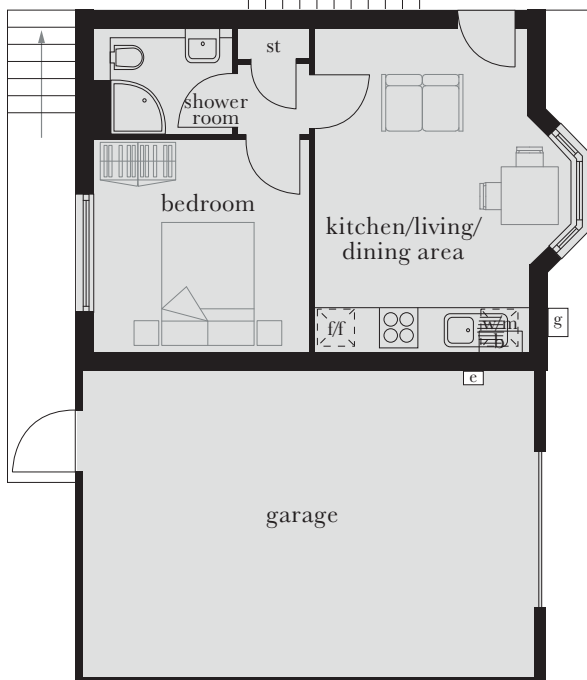


Ground Floor

Kitchen/Family Area	5.475m x 4.950m	17'11" x 16'3"
Living Room	5.125m x 2.956m	16'9" x 9'8"
Study	2.970m x 2.320m	9'9" x 7'7"

Detached Granny Annexe

Kitchen/Living/Dining	4.910m x 3.219m (min)	16'11" x 10'6" (min)
Bedroom	3.278m x 3.246m	10'8" x 10'6"



ST	cupboard	d/w	integrated dishwasher	w/m	integrated washing machine	cy	hot water cylinder	valuted ceiling
c/s	en suite	o/w	tall housing accommodating integrated single oven, microwave and warming drawer	bi	bi fold doors	g	gas meter		
W	wardrobe	f/f	integrated fridge/freezer	b	boiler	e	electric meter		