

The Sunnycroft

Plot 13

Set over three floors, this spacious home is perfect for busy family life. On the lower ground floor is a large, open plan kitchen/dining/family area as well as a pantry. Upstairs is a spacious living room and study, while on the first floor are the property's three bedrooms and bathrooms.



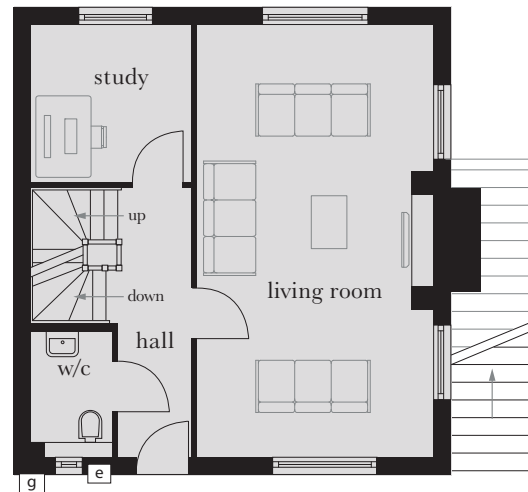
Computer generated image shown above. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. Wardrobes 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

First Floor

| | | |
|----------------|--------------------------------|------------------------------|
| Master Bedroom | 4.132m x 4.007m (max) | 13'6" x 13'1" (max) |
| Bedroom 2 | 4.132m x 3.275m (max) (max) | 13'6" x 10'8" (max) (max) |
| Bedroom 3 | 2.682m x 2.650m (max) (max) | 8'8" x 8'7" (max) (max) |



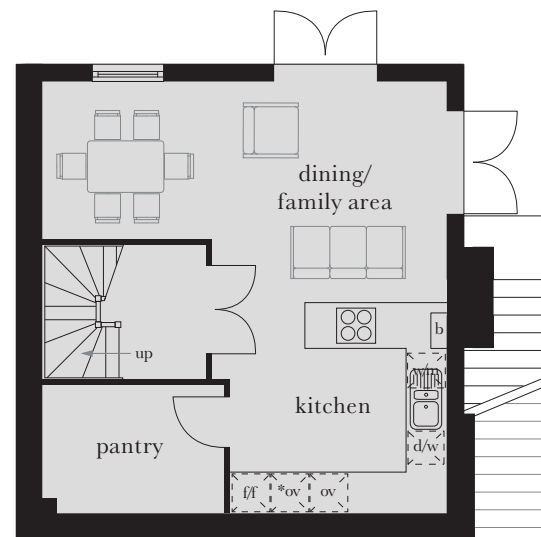
Ground Floor

Ground Floor

| | | |
|-------------|-----------------|---------------|
| Living Room | 7.375m x 4.016m | 24'2" x 13'2" |
| Study | 2.765m x 2.682m | 9'1" x 8'8" |

Lower Ground Floor

| | | |
|--------------------------------|-----------------|---------------|
| Kitchen/Dining/ Family Area | 7.375m x 6.875m | 24'2" x 22'6" |
|--------------------------------|-----------------|---------------|



Lower Ground Floor

| | | | | | | | | | |
|-----|----------|---|---------------------------------------|---|----------------------------|---|----------------|-----|---------------------|
| st | cupboard | ⌈ | tall housing accommodating integrated | ⌈ | integrated washing machine | b | boiler | ⌈ | loft hatch |
| c/s | en suite | ⌈ | single oven and microwave | ⌈ | integrated dishwasher | g | gas meter | ⌈ | hot water cylinder |
| W | wardrobe | ⌈ | integrated single oven | ⌈ | integrated fridge/freezer | e | electric meter | --- | reduced head height |
| | | ⌈ | integrated fridge/freezer | ⌈ | roof window | | | | |