



# THE SYCAMORE

## HOMES 96 & 173

Four bedroom home

The spacious double-fronted detached Sycamore offers impressive looks and space. Downstairs offers a generous dual aspect kitchen/dining/family area as well as a separate lounge, which leads to the garden via French doors. There is also a cloakroom and utility room. Upstairs, bedroom 1 boasts built-in wardrobes and an en suite, while there are two additional double bedrooms and a further single. There is a large family bathroom providing both a bath and separate shower.



|                  |                 |               |
|------------------|-----------------|---------------|
| <b>Bedroom 1</b> | 4400mm x 3260mm | 14'4" x 10'7" |
| <b>En suite</b>  | 2340mm x 1600mm | 7'7" x 5'2"   |
| <b>Bedroom 2</b> | 3730mm x 3460mm | 11'3" x 10'0" |
| <b>Bedroom 3</b> | 3460mm x 3050mm | 7'4" x 6'7"   |
| <b>Bedroom 4</b> | 3460mm x 1910mm | 11'3" x 6'3"  |
| <b>Bathroom</b>  | 3250mm x 2740mm | 10'7" x 9'0"  |

FIRST FLOOR



|                              |                 |               |
|------------------------------|-----------------|---------------|
| <b>Lounge</b>                | 5740mm x 3510mm | 18'8" x 11'5" |
| <b>Kitchen/Dining/Family</b> | 7782mm x 6698mm | 25'5" x 22'0" |
| <b>Utility</b>               | 2020mm x 2190mm | 6'6" x 7'2"   |
| <b>WC</b>                    | 2020mm x 980mm  | 6'6" x 3'2"   |

GROUND FLOOR

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.