

# THE BURRELTON



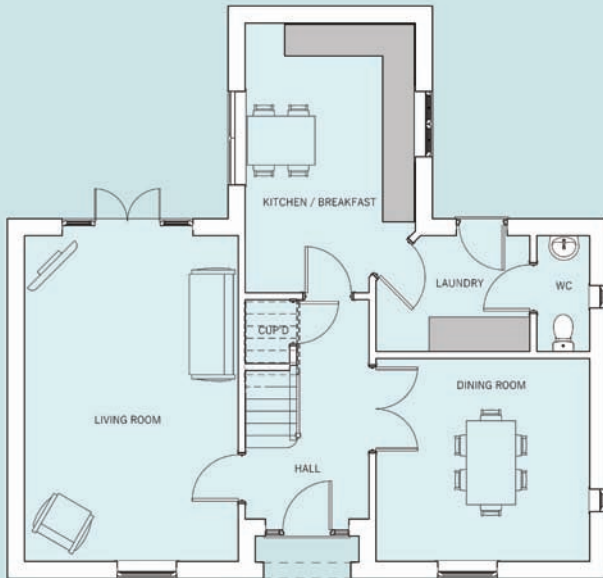
## 4 Bedroom Detached House

A seamless combination of comfort and practicality, the Burrelton 4 bedroom home offers spacious living accommodation for growing families.

Entering via the brick portico the hallway leads to the light and airy living room with french doors out to the garden, breakfast kitchen and large laundry room. A separate dining room perfect for entertaining, guest cloakroom and handy under stair storage cupboard complete the ground floor.

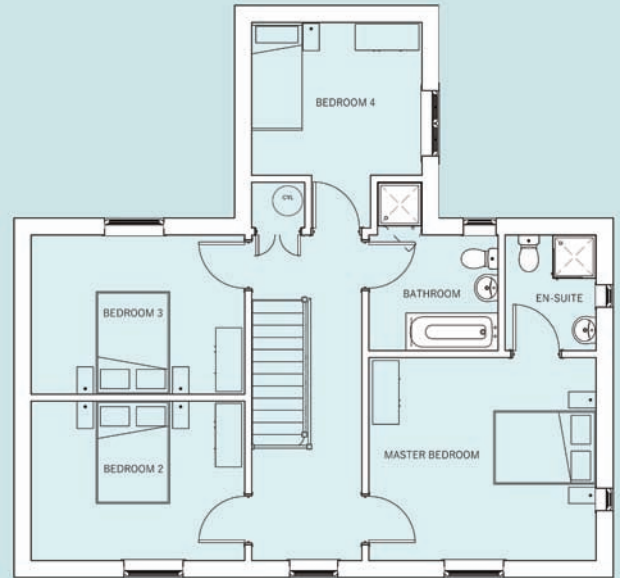
Upstairs the spacious galleried landing leads to the en-suite master bedroom, three further double bedrooms and family bathroom with separate shower cubicle.

The Burrelton is a fine example of a simple, flexible home with ample living space.



### Ground floor

<b>Kitchen &amp; Breakfast</b>	3150 x 4972mm max 10'4" x 16'3"	<b>Dining Room</b>	3950 x 3750mm 12'11" x 12'3"
<b>Laundry Room</b>	2850 x 2150mm max 9'4" x 7'0"	<b>Guest Cloakroom</b>	1000 x 2150mm 3'3" x 7'0"
<b>Living Room</b>	3950 x 6000mm 12'11" x 19'8"		



### First floor

<b>Master Bedroom</b>	4200 x 3750mm 13'9" x 12'3"	<b>Bedroom 4</b>	3150 x 2830mm min 10'4" x 9'3"
<b>En-Suite</b>	1700 x 2150mm 5'7" x 7'0"	<b>Bathroom</b>	2400 x 2150mm 7'10" x 7'0"
<b>Bedroom 2</b>	3950 x 2950mm 12'11" x 9'8"		
<b>Bedroom 3</b>	3950 x 2950mm 12'11" x 9'8"		



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Salem Place

This image is from an imaginary viewpoint within an open space. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image).

The floor plans depict a typical layout of this house type. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator. SP22/1607/BU