

The Poplar



3 bedroom home

Ingenious design and use of interior space mean The Poplar has all the attractions of a larger property without compromising on room sizes or storage.

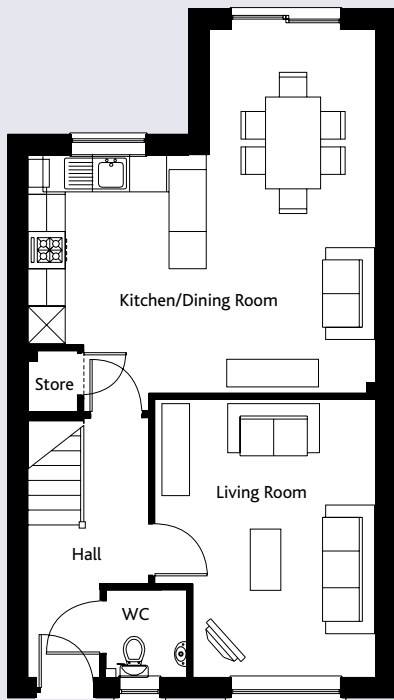
A separate hall provides access to a large L-shaped kitchen/dining room which is ideal for group family activities or entertaining. At the back of the extended kitchen sliding patio doors allow access to the rear garden.

The spacious living room is also accessed via the separate entrance hall, as is the downstairs cloakroom and additional storage space under the stairs.

Upstairs, three comfortable bedrooms – two doubles and one single – provide all the space a growing family needs, including an en-suite to bedroom one. Standard fixtures and finishes in The Poplar include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop single oven and gas hob with brushed stainless steel extractor hood.

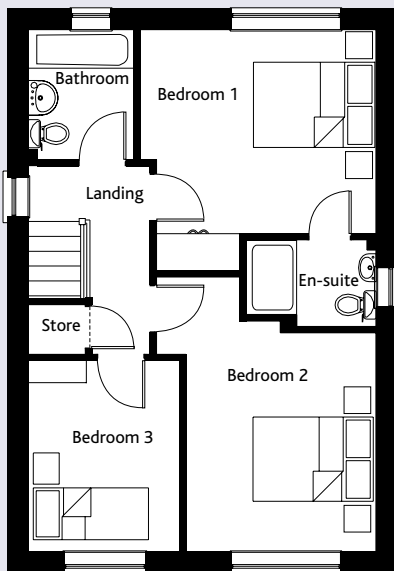
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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Ground Floor

	mm	ft
Kitchen/Dining Room	5875 x 5625	19'3 x 18'5
Living Room	4495 x 3575	14'9 x 11'9
WC	1415 x 1305	4'8 x 4'3



First Floor

	mm	ft
Bedroom 1	3300 x 3815	10'10 x 12'6
Bedroom 1 En-suite	1400 x 2100	4'7 x 6'11
Bedroom 2	3545 x 3075	11'8 x 10'1
Bedroom 3	3100 x 2450	10'2 x 8'0
Bathroom	2100 x 1710	6'11 x 5'7
Gross Internal Floor Area	100.5 sq m (1082 sq ft)	

All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor.

This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at this development.