



THE WALNUT SPECIAL

HOMES 148, 192, 198, 199, 202 & 203

Four bedroom home

The detached Walnut Special features flowing yet beautifully delineated living space creating a separate lounge leading on to a kitchen / dining / family area with French doors out to the rear garden. The ground floor also features a utility room, cloakroom and a study area off the hallway. Upstairs three of the four bedrooms are double, including bedroom 1 with en suite, and a family bathroom.



Bedroom 1	3750mm x 3680mm	12'3" x 12'1"
En suite	2330mm x 1430mm	7'6" x 4'7"
Bedroom 2	3750mm x 2900mm	12'3" x 9'5"
Bedroom 3	3270mm x 3150mm	10'7" x 10'3"
Bedroom 4	3390mm x 2480mm	11'1" x 8'1"
Bathroom	2450mm x 2250mm	8'0" x 7'4"

FIRST FLOOR



Lounge	4970mm x 3750mm	16'3" x 12'3"
Dining / Family	3810mm x 3180mm	12'5" x 10'4"
Kitchen	3380mm x 3360mm	11'1" x 11'0"
Utility	2000mm x 1740mm	6'6" x 5'7"
Study	1870mm x 1820mm	6'1" x 6'0"
WC	1740mm x 980mm	5'7" 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.