

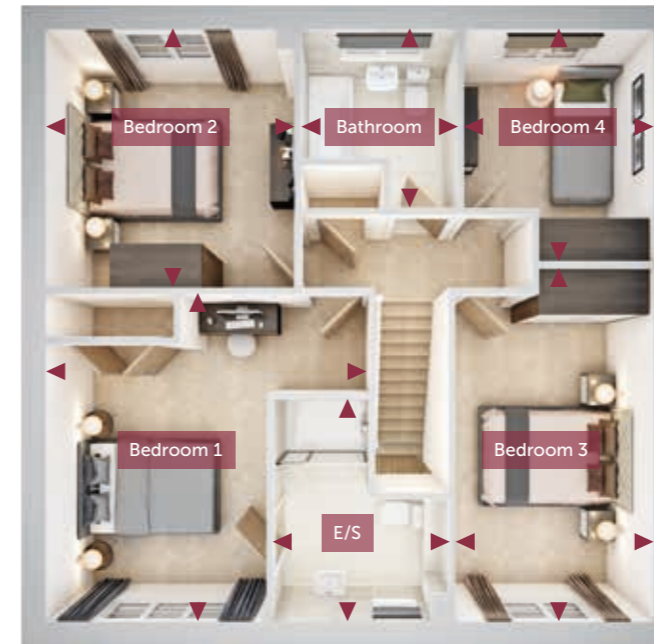


# THE MULBERRY

## HOMES 309 & 317

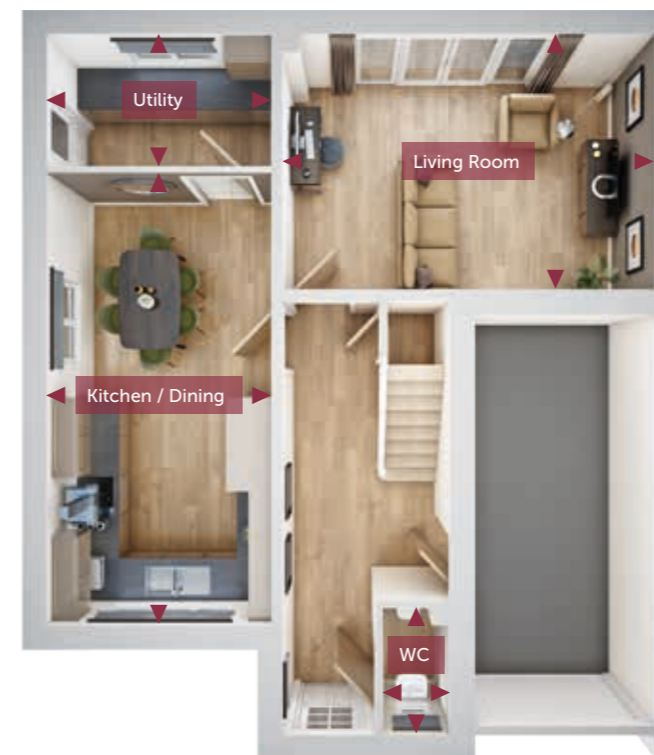
Four bedroom home

The Mulberry's distinctive layout offers living space that includes a separate living room, with French doors that open to the garden, plus an extended kitchen / dining area running from the front to the rear of the house, finishing on a utility room with outside access. Upstairs are four bedrooms, three of which are double in size, with bedroom 1 boasting a fitted wardrobe and an en suite.



FIRST FLOOR

<b>Bedroom 1</b>	4365mm x 4312mm	14'4" x 14'2"
<b>En suite</b>	2964mm x 2344mm	9'9" x 7'8"
<b>Bedroom 2</b>	3432mm x 3313mm	11'3" x 10'11"
<b>Bedroom 3</b>	4718mm x 2647mm	15'6" x 8'8"
<b>Bedroom 4</b>	3079mm x 2528mm	10'1" x 8'4"
<b>Bathroom</b>	2373mm x 2093mm	7'9" x 6'10"



GROUND FLOOR

<b>Living Room</b>	4970mm x 3407mm	16'4" x 11'2"
<b>Kitchen / Dining</b>	6031mm x 2990mm	19'10" x 9'10"
<b>Utility</b>	2990mm x 1766mm	9'10" x 5'10"
<b>WC</b>	1778mm x 900mm	5'10" x 2'11"

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.