



THE LUCCOMBE

HOMES 30, 37 & 45

Three bedroom home

The double-fronted design of the Luccombe translates into a beautifully balanced living space where light flows effortlessly. The ground floor of this home is well proportioned between the dual aspect kitchen/dining room and lounge, which both span front to back and lead onto the enclosed rear garden. A cloakroom and generously sized storage cupboard complete the ground floor footprint which are both located off the kitchen/diner. Upstairs, a spacious hallway leads to two double bedrooms and a good sized single, along with the family bathroom and second storage cupboard for this home. Outside, the driveway provides tandem parking for two vehicles and leads to a single garage.



FIRST FLOOR

Bedroom 1	3562mm x 3076mm	11'7" x 10'1"
En suite	2411mm x 1583mm	7'9" x 5'2"
Bedroom 2	3718mm x 3087mm	12'2" x 10'1"
Bedroom 3	2486mm x 2486mm	8'2" x 8'2"
Bathroom	1970mm x 1700mm	6'5" x 5'6"



GROUND FLOOR

Lounge	5634mm x 3027mm	18'5" x 9'9"
Kitchen/Dining	5634mm x 3678mm	18'5" x 12'1"

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.