



# THE LARKSPUR

HOMES 6, 7, 9, 10, 11, 15, 25, 33, 36, 37 & 38

Three bedroom home - 976 sq ft

The Larkspur is a spacious three-bedroom home, offering modern family living. The light-filled living room is a calming space to relax in, while the open-plan kitchen with dining area features French doors opening out to an enclosed rear garden, making this the hub of the home.

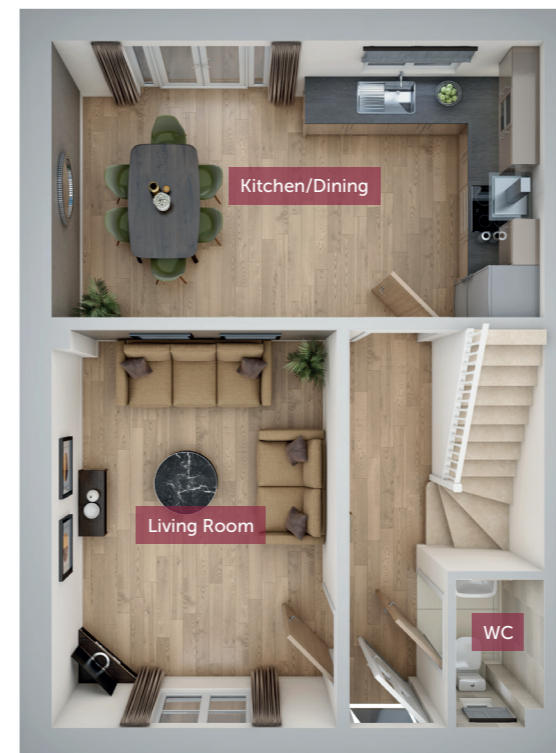
A handy cloakroom sits off the hallway and completes the footprint. Upstairs, three bedrooms offer a sanctuary for family members to make their own or can be utilised to suit lifestyle needs.

The master bedroom offers an en suite with shower cubicle and the main family bathroom is home to a bath, making it a space to relax and unwind. Outside, the driveway provides off street parking and the home is completed by a single garage\*.



<b>Bedroom 1</b>	3582mm x 3067mm	11'7" x 10'1"
<b>En Suite</b>	2625mm x 1500mm	8'6" x 4'9"
<b>Bedroom 2</b>	3900mm x 3582mm	12'8" x 11'7"
<b>Bedroom 3</b>	2603mm x 2197mm	8'5" x 7'2"
<b>Bathroom</b>	2027mm x 1722mm	6'6" x 5'6"

FIRST FLOOR



<b>Kitchen/Dining</b>	5702mm x 3200mm	18'7" x 10'5"
<b>Living Room</b>	4602mm x 3300mm	15'1" x 10'8"

GROUND FLOOR

\*Plots 6, 7, 9, 10 and 37 have two parking spaces rather than a single garage and plot 38 has a double garage.

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.