



# THE DICKENS

5 bedroom detached house  
Plots 22, 26, 27, 42, 44, 45, 53, 60 & 61



Computer generated image.

## GROUND FLOOR

Kitchen/Family/ Dining Area	10.699m x 5.226m (max) (max into bay)	35'1" x 17'2" (max) (max into bay)
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To plots 42, 44, 45, 53, 60 & 61

Kitchen/Family/ Dining Area	10.699m x 4.011m (max) (max)	35'1" x 13'2" (max) (max)
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To plots 22, 26 & 27

Living Room	5.573m x 3.836m	18'3" x 12'7"
Study/Dining Room	3.850m x 3.836m (max) (max)	12'8" x 12'7" (max) (max)

## FIRST FLOOR

Bedroom 1	3.883m x 3.708m	12'9" x 12'2"
Bedroom 2	3.883m x 2.997m	12'9" x 9'10"
Bedroom 3	3.743m x 2.975m	12'3" x 9'9"
Bedroom 4	3.836m x 2.868m	12'7" x 9'5"
Bedroom 5	2.892m x 2.673m	9'6" x 8'9"

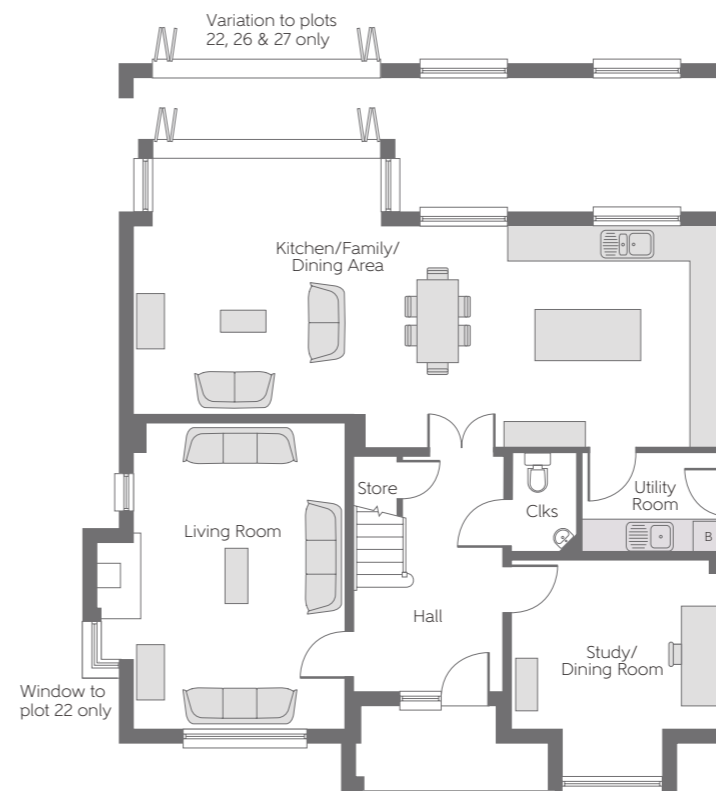


Variation to plots  
42, 44, 45, 53, 60 & 61  
Variation to plots 26 & 27 only



Variation to plots  
22, 26 & 27 only

## FIRST FLOOR



## GROUND FLOOR

**B** Boiler   Clks Cloakroom   W Fitted Wardrobe   **HWS** Hot Water Storage

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.