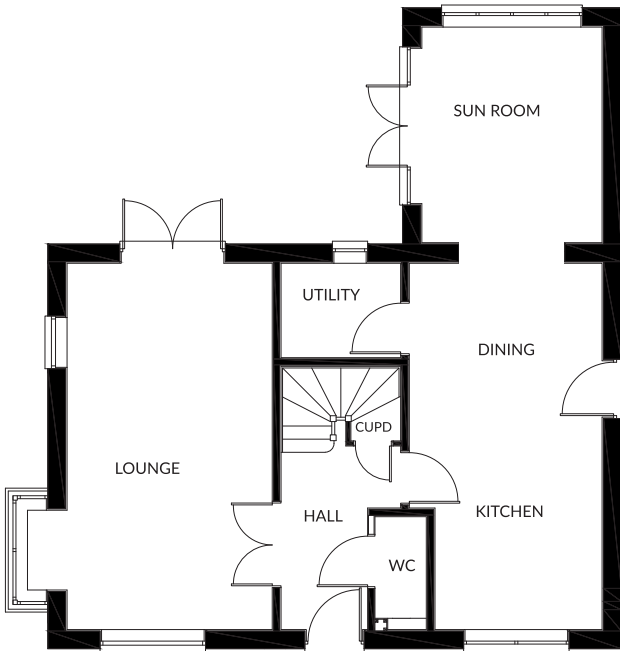


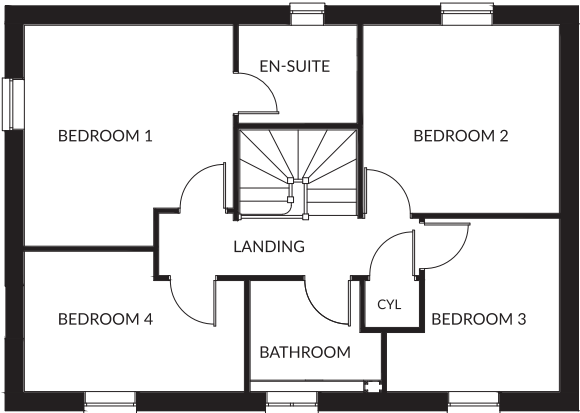
# THE EMERALD

## A 4 BEDROOM HOUSE



GROUND FLOOR

|                |                  |               |
|----------------|------------------|---------------|
| KITCHEN/DINING | 2850(MIN) X 6250 | 9'4" X 20'6"  |
| LOUNGE         | 3500 X 6250      | 11'5" X 20'6" |
| UTILITY        | 2040 X 1610      | 6'8" X 5'3"   |
| WC             | 875 X 1925       | 2'10" X 6'3"  |
| SUN ROOM       | 3076 X 3678      | 10'1" X 12'0" |



FIRST FLOOR

|           |                  |                |
|-----------|------------------|----------------|
| BEDROOM 1 | 3564 X 3121(MIN) | 11'8" X 10'2"  |
| EN-SUITE  | 2029 X 1674      | 6'7" X 5'5"    |
| BEDROOM 2 | 3352 X 3209      | 10'11" X 10'6" |
| BEDROOM 3 | 2301(MIN) X 2955 | 7'6" X 9'8"    |
| BEDROOM 4 | 3755 X 1893(MIN) | 12'3" X 6'2"   |
| BATHROOM  | 1873(MIN) X 1893 | 6'1" X 6'2"    |



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Protection for new-build home buyers

Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. The photographs are of similar house types and may vary in terms of finish, detail and can be built in terraced, semi-detached or detached forms. Please ask your New Homes Sales Advisor for details. The right is expressly reserved by the company to amend or vary the same, and therefore nothing herein contained shall constitute or form part of any contract. The house type photograph is of a similar property.