



FIGHAM GATE II

A RISBY HOMES DEVELOPMENT

The Holtby



4 BEDROOMED DETACHED

With open plan living featuring two sets of bifolds, a separate study and four bedrooms, including a master with ensuite, The Holtby is a spacious home in which to thrive.



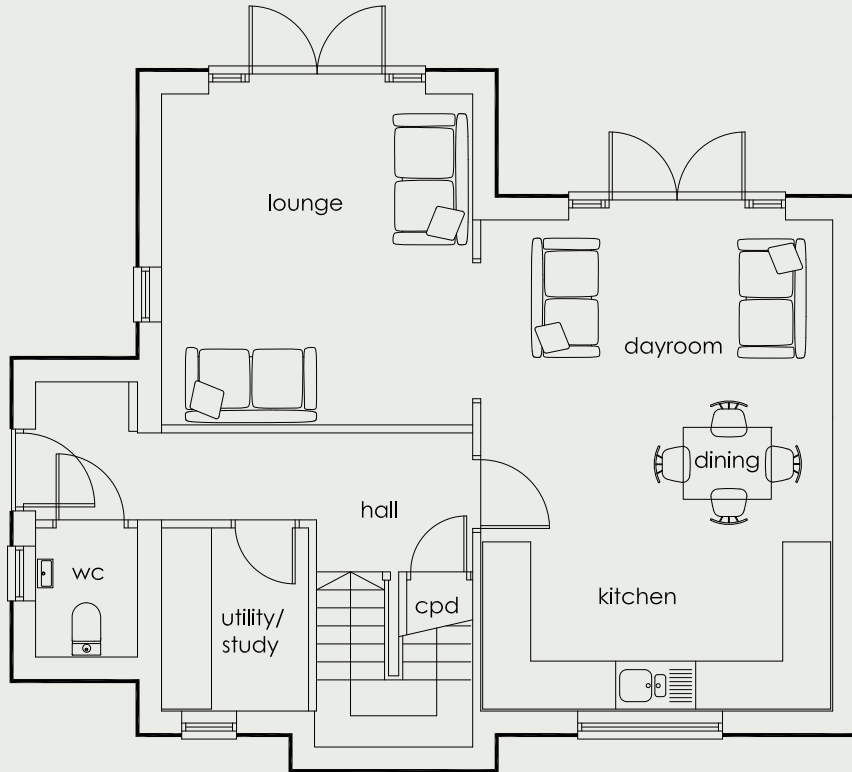
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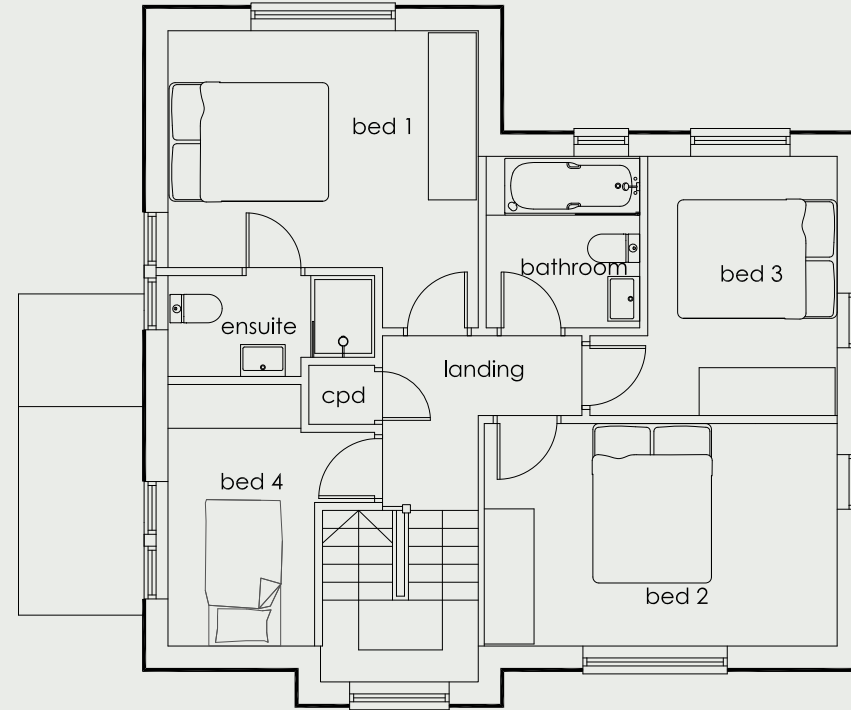
Ground Floor Plans



Living Room	4.14m x 3.89m	13ft 6" x 12ft 9"
Kitchen/Dayroom	6.14m x 4.40m	20ft 1" x 14ft 5"
Utility	2.29m x 1.84m	7ft 6" x 6ft 00"
WC	1.62m x 1.28m	5ft 4" x 4ft 2"

Total Floor Area - 1305 sq.ft

First Floor Plans



Bedroom 1	2.29m x 3.89m	10ft 1" x 12ft 8"
Bedroom 2	2.79m x 3.28m	9ft 2" x 10ft 8"
Bedroom 3	3.25m x 2.38m	10ft 7" x 7ft 8"
Bedroom 4	3.28m x 1.84m	10ft 8" x 6ft 00"
Ensuite	1.27m x 2.58m	4ft 2" x 8ft 5"
Bathroom	2.15m x 1.93m	7ft 1" x 6ft 3"

IMPORTANT NOTICE: Computer-generated image used for illustrative purposes only. This image has been used to give a general feel for the development and is not an accurate depiction of each property. Please speak to our Sales Team for further details. This floor plan depicts a typical layout of this house type, all images are used for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ. Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms, and any other items are approximate. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. The kitchen layout and furniture positions are for indicative purposes only. The specification, layout and finish of each property is subject to change without notice. External details or finishes and configuration may vary on individual plots and homes may be built in either detached or attached styles. For exact plot specification, details of external and internal finishes, dimensions, and floor plan difference, please speak to our Sales Team. We aim to continuously improve our homes, and we constantly review our designs and specification to ensure we deliver the best product to our customers. 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.