



A wonderful detached home benefiting from high specification and generous accommodation over two floors. On the ground floor the entrance hall leads to the living room, study, cloakroom, kitchen/dining room and under stairs storage. The living room has double doors through to the impressive kitchen/dining room which has bi-fold doors opening to the enclosed rear garden, as well as access to the utility room and side door. On the first floor there's an en-suite to the master bedroom, three further bedrooms, a family bathroom and an airing cupboard. Available with a double or single garage and two driveway parking spaces.



The Camden is available in two exterior finishes with a slate or plain tiled roof:

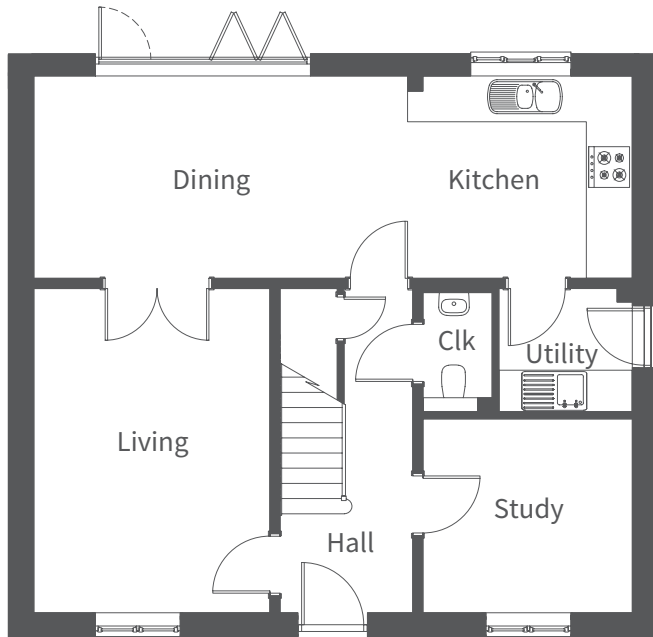
### Coloured Render

Beige: Plots 64 and 78



### Coloured Render

Sand: Plots 58, 62, 72 and 79

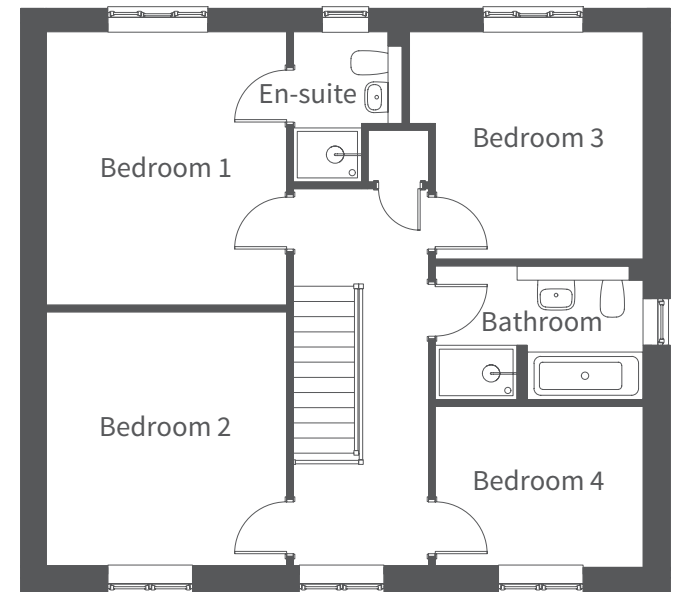


Ground Floor

Ground Floor	Millimetres	Feet / inches
Living	3440 x 4740	11'2" x 15'5"
Kitchen / Dining	2950 x 8740	9'6" x 28'6"
Utility	1815 x 1935	5'9" x 6'3"
Study	2825 x 3050	9'2" x 10'0"

First Floor	Millimetres	Feet / inches
Bedroom 1	3505 x 4010	11'4" x 13'1"
En-suite	1600 x 2200	5'2" x 7'2"
Bedroom 2	3505 x 3730	11'4" x 12'1"
Bedroom 3	3335 x 3435	10'9" x 11'2"
Bedroom 4	2340 x 3050	7'6" x 10'0"
Bathroom	1965 x 3050	6'4" x 10'0"

**NOTE:** Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



First Floor