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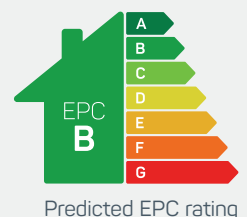


## the pulford A

3 bed detached

A 3 bed detached home ideal for a growing family. Key features include *open plan* kitchen diner, separate living room and master bedroom with en-suite.

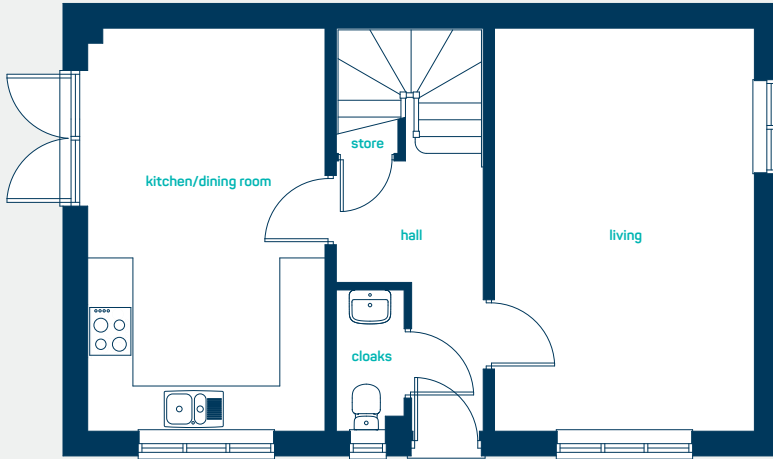
[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)



Predicted EPC rating



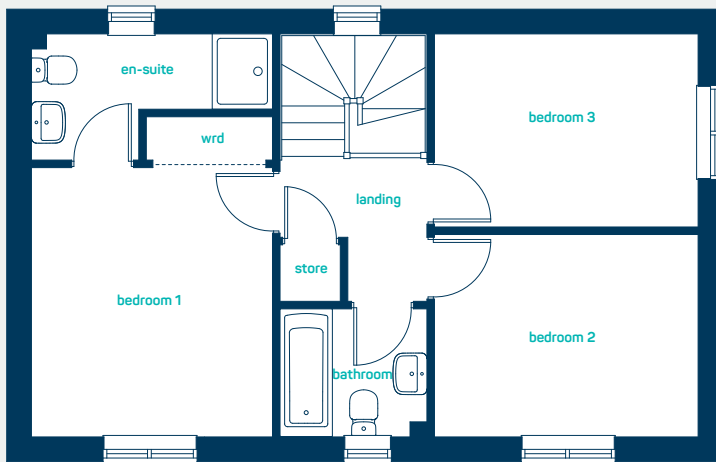
ideal for a growing family



### ground floor

kitchen/diner	17'7" x 10'4"
living room	17'7" x 11'4"
cloaks	6'2" x 2'11"

kitchen/diner	5.35m x 3.15m
living room	5.35m x 3.45m
cloaks	1.88m x 0.90m



### first floor

bedroom 1	13'11" x 10'6"
(into wardrobe)	
en-suite	10'6" x 5'6"
bedroom 2	11'6" x 8'10"
bedroom 3	11'6" x 8'5"
bathroom	6'5" x 5'7"

bedroom 1	4.25m x 3.20m
(into wardrobe)	
en-suite	3.20m x 1.68m
bedroom 2	3.50m x 2.69m
bedroom 3	3.50m x 2.56m
bathroom	1.95m x 1.70m

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the pulford A, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22.

*everything considered.*