

The Larch

Four bedroom home



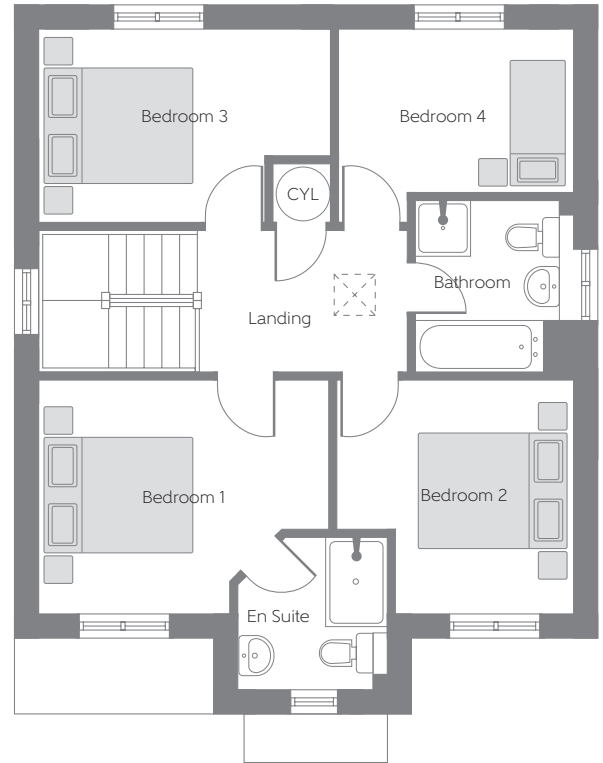
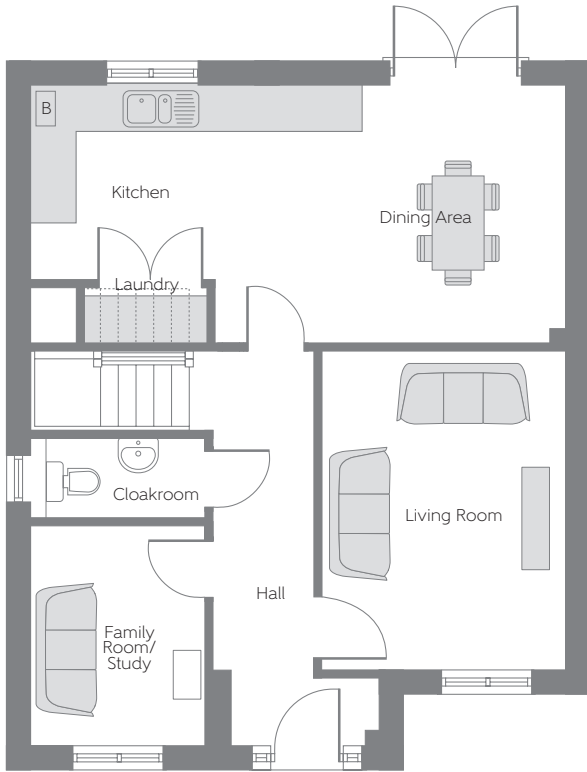
Please note: Plots 1, 106, 137 & 138 will be built with black windows.

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Bellway

The Larch at Rose Meadow



Ground Floor

Living Room	4.221m x 3.233m	13'10" x 10'7"
Family Room/ Study	2.901m x 2.321m	9'6" x 7'7"
Kitchen/ Dining Area	7.146m x 3.452m (max) (max)	23'5" x 11'4" (max) (max)
Cloakroom	2.321m x 1.093m	7'7" x 3'7"

First Floor

Bedroom 1	3.900m x 3.129m (max) (max)	12'10" x 10'3" (max) (max)
En Suite	2.036m x 1.982m (max) (max)	6'8" x 6'6" (max) (max)
Bedroom 2	3.153m x 3.129m (max) (max)	10'4" x 10'3" (max) (max)
Bedroom 3	3.921m x 2.600m (max) (max)	12'10" x 8'6" (max) (max)
Bedroom 4	3.132m x 2.200m (max) (min)	10'3" x 7'3" (max) (min)
Bathroom	2.309m x 2.107m	7'7" x 6'11"

B Boiler **CYL** Hot Water Cylinder

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. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. 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. 02/21