



A superb home benefiting from high specification and well-planned accommodation over two floors. The ground floor entrance hall leads to the cloakroom, kitchen/dining room and living room. The living room has French doors opening to the enclosed rear garden, as well as bay window to the front. The stairs (with storage), lead to the first floor and master bedroom with en-suite, two further bedrooms and family bathroom. Two parking spaces are provided, some plots have garages.

The Helford is available in three exterior finishes with a slate or plain tiled roof:

## Coloured Render

Beige: Plot 54

Sand: Plots 6,\* 7,\* 27 and 52

\*Sand to front and sides, brick to rear elevation



## Stone

Callow Stone: Plots 1, 9†, 10†, 11,\* 14†, 15†, 16† and 17†

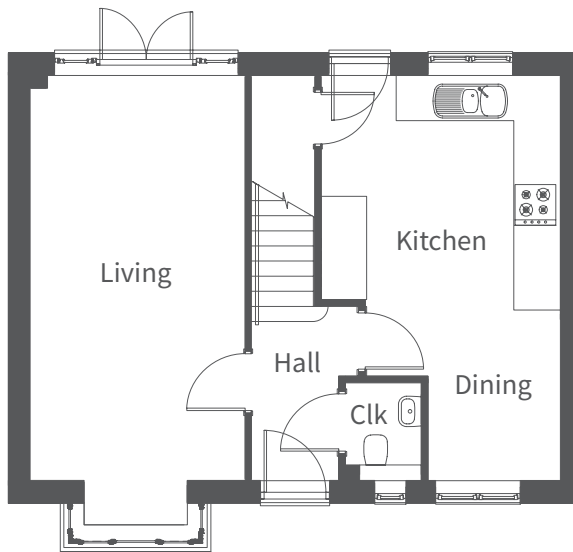
\*Stone to front, brick to side and rear elevation

†These plots feature 'Special' internal layouts - please ask a sales advisor



## Red Brick

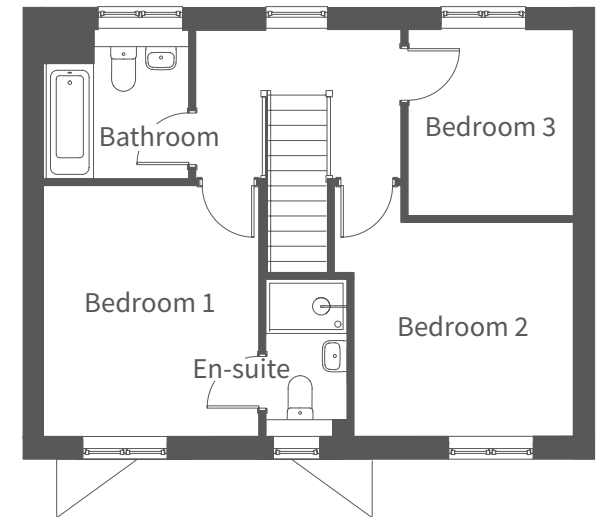
Red Brick: Plots 37, 51, 57, 92, 98, 99 and 101



Ground Floor

Floor	Room	Millimetres	Feet / inches
Ground Floor	Living	5925 x 3090	19'5" x 10'2"
	Kitchen / Dining	5925 x 3475	19'5" x 11'5"
First Floor	Bedroom 1	3660 x 3135	12'0" x 10'3"
	En-suite	2305 x 1175	7'7" x 3'10"
	Bedroom 2	3200 x 3115	10'6" x 10'3"
	Bedroom 3	2710 x 2390	8'11" x 7'10"
	Bathroom	2075 x 2165	6'10" x 7'1"

Please note: other floor plans and elevations for each property are available. As each house is built individually, maximum 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