



# The Rowan

3 bedroom home

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# The Rowan

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.46 x 2.51	11' 4" x 8' 2"
Sitting/dining room	5.28 x 4.90	17' 3" x 16' 1"

### First floor

First floor			
Bedroom 1	3.59 x 3.41	11' 8" x 11' 2"	
Bedroom 2	3.36 x 3.15	11' 1" x 10' 3"	
Bedroom 3	2.44 x 2.34	8' 1" x 7' 7"	

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Rowan | King James' Park |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

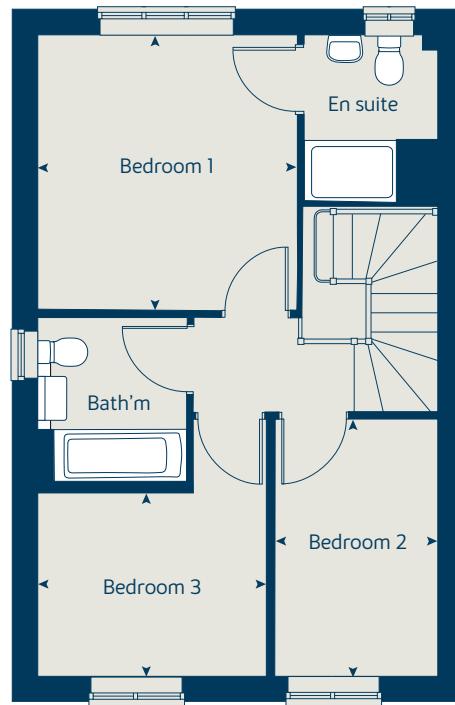
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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### First floor



### Ground floor

