

THE PIPPIN



THE PIPPIN 3 BEDROOM HOME

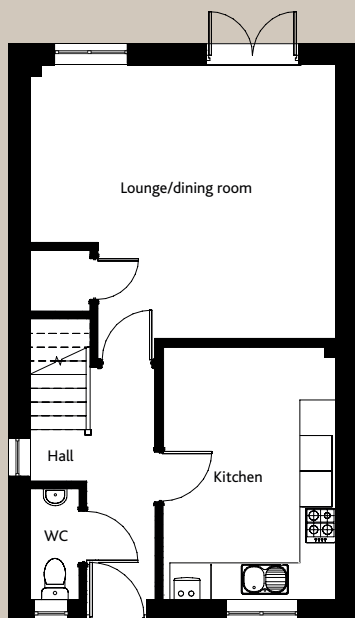
The Pippin is a stylish and practical three-bedroom home providing perfect space for families and professionals.

The ground floor features a spacious lounge and dining room with French doors leading to the rear garden, creating a bright and welcoming living space. A convenient cloakroom with WC adds to the practicality of the layout.

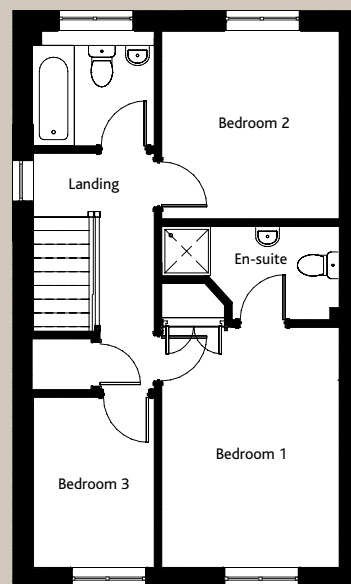
Upstairs, the main bedroom benefits from an en-suite, while the two additional bedrooms share a beautifully appointed family bathroom. The bathroom, en-suite, and cloakroom are fitted with designer white hand basins and WCs, while heated towel rails in the bathroom and en-suite complete the contemporary finish.

The Pippin offers a choice of high-quality kitchens, complete with a double oven, induction hob, and chimney-style extractor fan. Solar panels and an electric car charging point are included as standard, supporting energy efficiency and sustainability. Panelled interior doors with polished chrome handles, profiled skirting and architraves, and other carefully selected finishes complete the home.

Enjoy peace of mind with the 10-year NHBC "Buildmark" warranty included with every Cannon Kirk home.



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Lounge/dining room	4,687 x 5,198	15'4" x 17'1"
Kitchen	4,347 x 2,947	14'3" x 9'8"
WC	1,949 x 862	6'5" x 2'10"
Store	2,274 x 1,049	7'5" x 3'6"
FIRST FLOOR		
Bedroom 1	4,102 x 3,014	13'6" x 9'11"
Bedroom 1 Ensuite	1,609 x 3,014	5'3" x 9'11"
Bedroom 2	3,222 x 3,014	10'7" x 9'11"
Bedroom 3	2,912 x 2,082	9'7" x 6'10"
Bathroom	1,987 x 2,082	6'6" x 6'10"
GROSS INTERNAL FLOOR AREA: 91 sq m (979 sq ft)		

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CODE FOR
HOME BUILDERS**

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All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary, as may porch sizes. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor. This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at this development.

House specification subject to slight changes. Details available in the near future.

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