



4 BEDROOM SEMI-DETACHED

# The Hindford



Note: Image for illustrative purposes only.

This four-bedroom, three-storey semi-detached home with a single garage is new to the Fletcher Homes collection for Guinevere Park and epitomises our commitment to design and quality.

## GROUND FLOOR

- Hallway leads to a light and airy bay-fronted living room.
- Spacious, well-equipped kitchen and dining area which spans the width of the house.
- French doors lead out to the rear garden.
- Separate utility room.
- Cloakroom.

## FIRST FLOOR

- Two double-sized bedrooms and one single bedroom.
- Beautiful main bathroom.

## SECOND FLOOR

- Dedicated to bedroom 1 with en-suite.
- Walk-in dressing area.

Phase 1 - Plots 58 & 59 | Phase 2 - Plots 100 - 103 | Phase 3 - Plots 62 & 63

Sq. ft 1,237

Please note: Materials used vary on each home. Please ask the Sales Consultant for specific details.

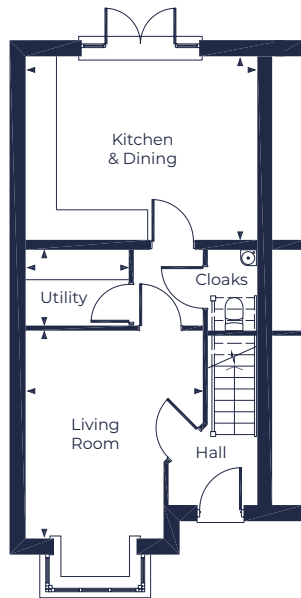
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FLOOR PLAN

# The Hindford

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



## GROUND FLOOR

### Living Room

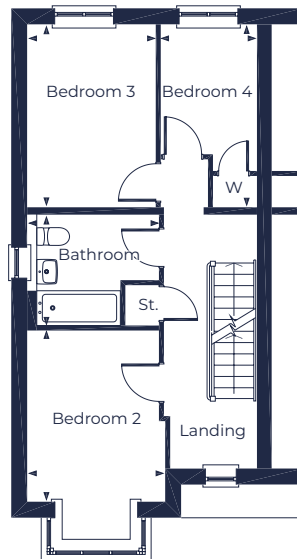
3.52m x 4.13m (11'7" x 13' 6")

### Kitchen & Dining

4.60m x 3.64m (15'1" x 11'11")

### Utility

2.02m x 1.49m (6'8" x 4'11")



## FIRST FLOOR

### Bedroom 2

2.73m x 3.42m (8'11" x 11'3")

### Bedroom 3

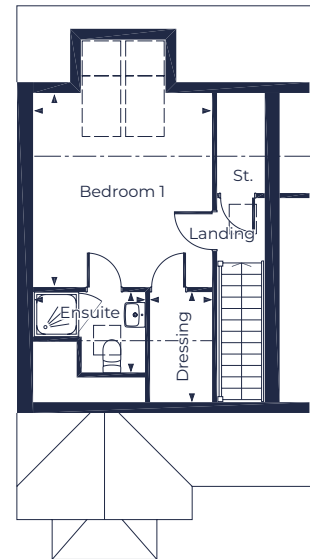
2.55m x 3.63m (8'4" x 11'11")

### Bedroom 4

1.91m x 3.64m (6'3" x 11'1")

### Bathroom

2.63m x 2.18m (8'7" x 7'2")



## SECOND FLOOR

### Bedroom 1\*

3.52m x 3.82m (11'7" x 12'6")

### Ensuite\*

2.19m x 1.54m (7'2" x 5'0")

### Dressing\*

1.20m x 2.07m (3'11" x 6'10")

\* Denotes restricted headroom

KEY St. = Store W = Wardrobe CC = Hot Water Cylinder Cupboard

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