



basenewhall.co.uk

BASE3



Computer generated image of The Avis, plot 370

THE AVIS

Plot 370

4 bedroom, detached 2 storey house

A characterful and charming four bedroom detached home, set over two floors. Downstairs, the living room is the ideal place to come together as a family, while guests can be welcomed in the open plan kitchen/dining room with French doors leading out to the garden beyond.



COUNTRYSIDE
Homes

newhall

newhall



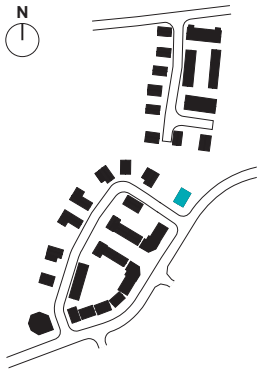
COUNTRYSIDE
Homes



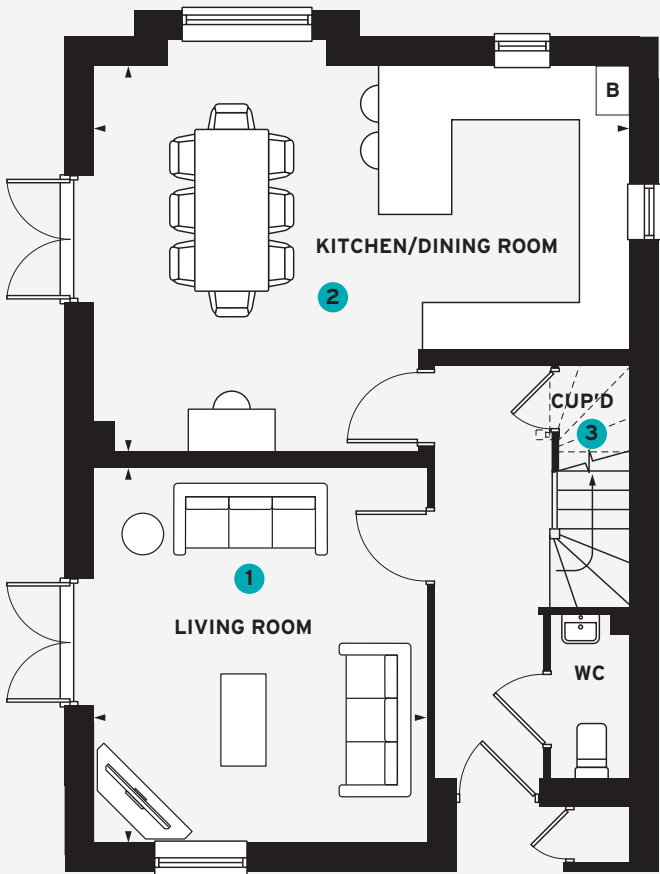


Plot 370

TOTAL INTERNAL AREA 124 sq.m 1344 sq.ft



- 1 A separate living room for you to relax in with double doors leading outside
- 2 The kitchen/dining room is perfect for entertaining and more
- 3 Useful storage space for your convenience
- 4 The master bedroom enjoys its own en suite and the feature Juliet balcony allows natural light to flood the room
- 5 The family bathroom features a fine specification with crisp white sanitaryware and contrast tiling



GROUND FLOOR

GROUND FLOOR

KITCHEN/DINING ROOM
6.54m x 4.71m 21' 6" x 15' 6"

LIVING ROOM
4.57m x 4.07m 15' 0" x 13' 4"

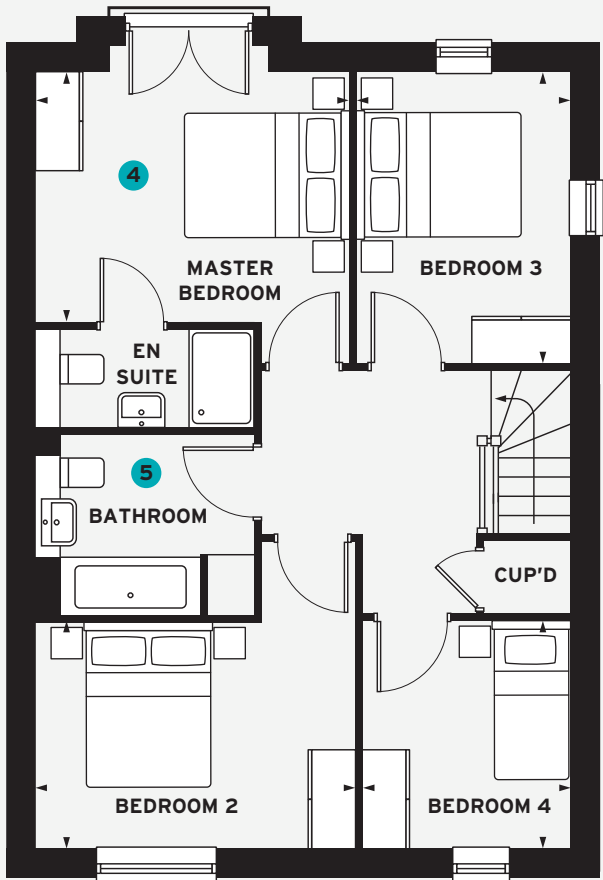
FIRST FLOOR

MASTER BEDROOM
3.85m x 3.03m 12' 8" x 10' 0"

BEDROOM 2
3.93m x 2.73m 12' 11" x 9' 0"

BEDROOM 3
3.56m x 2.60m 11' 8" x 8' 6"

BEDROOM 4
2.75m x 2.52m 9' 1" x 8' 3"



FIRST FLOOR

B = Boiler (location is indicative)
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. Kitchen and bathroom layouts shown and furniture positions are indicative only. 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. January 2025.

