

# THE ERROL



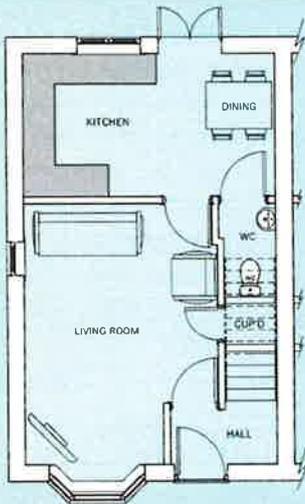
## 3 Bedroom Semi Detached House

The Errol is a three bedroom property which would ideally suit a couple or a young family moving up the housing ladder.

The entrance hallway leads into the living room with space to relax which flows through to the light and airy dining kitchen with french doors out to the private rear garden. A guest cloakroom and handy storage cupboard complete the ground floor.

On the first floor a well proportioned bedroom with generous fitted wardrobes is ideal for guests, along with the family bathroom having separate shower cubicle and bath and a further bedroom, perfect for use as a study or nursery.

The generous sized master bedroom with en-suite shower room and fitted wardrobes enjoys appealing seclusion on the top floor.



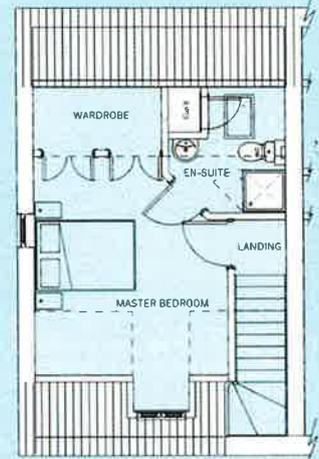
### Ground Floor

Kitchen Dining	4750 x 2750 mm 15' 6" x 9' 0"
Living Room	3650 x 4950 mm max 11' 6" x 16' 2"
Guest Cloakroom	1100 x 1800 mm 3' 3" x 5' 10"



### First Floor

Bedroom 2	3870 x 2750mm (exc. wardrobe) 13' 1" x 9' 11"
Bedroom 3	2640 x 2700 mm 8' 8" x 8' 10"
Bathroom	2640 x 2150 mm 8' 8" x 7' 0"



### Second Floor

Master Bedroom	3650 x 4168 mm 11' 11" x 13' 8" (exc. wardrobe)
En-Suite	2225 x 2450 mm max 7' 3" x 8' 0"



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This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image).

The floor plans depict a typical layout of this housetype. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator.



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