



THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME

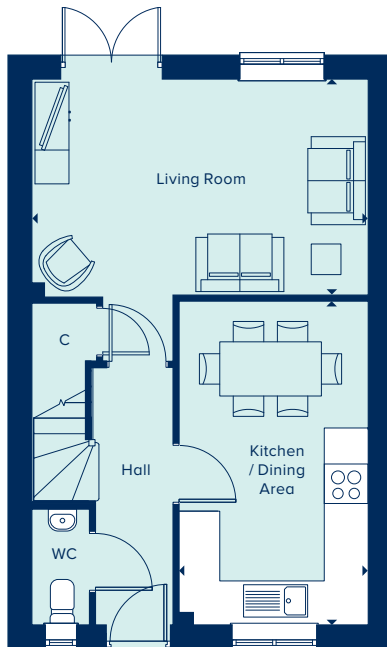




**CREST
NICHOLSON**

THE FILEY
4 Bedroom Home

crestnicholson.com



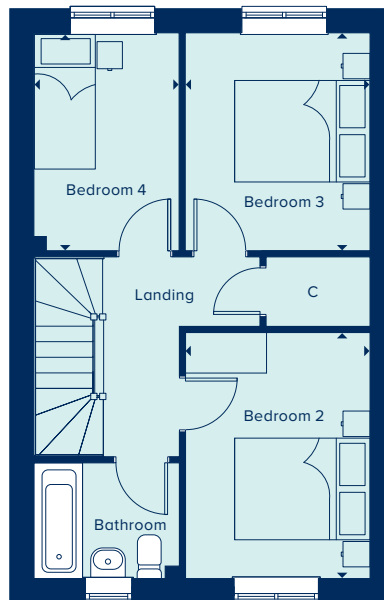
GROUND FLOOR

LIVING ROOM

4.97m x 3.19m 16'3" x 10'5"

KITCHEN / DINING AREA

4.78m x 2.79m 15'8" x 9'2"



FIRST FLOOR

BEDROOM 2

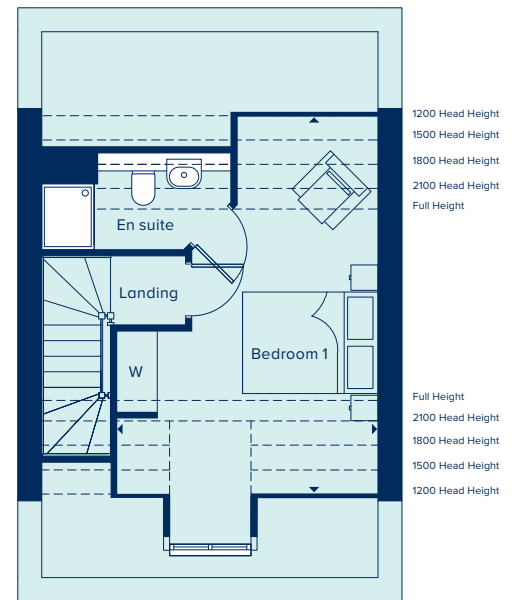
3.64m x 2.72m 11'11" x 8'11"

BEDROOM 3

3.22m x 2.73m 10'6" x 8'11"

BEDROOM 4

3.22m x 2.14m 10'6" x 7'0"



SECOND FLOOR

BEDROOM 1

5.58m x 3.85m 18'4" x 12'7"

C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10354/January 2023.

