



2 BEDROOM SEMI-DETACHED

# The Sutton



Note: Image for illustrative purposes only. Shown here alongside The Vyrnwy.

This two-bedroom semi-detached home is the perfect smaller home, still offering ample space and an abundance of storage.

## GROUND FLOOR

- Beautifully planned, well-sized kitchen.
- Cloakroom off the hallway.
- Two individual storage areas.
- Open-planned living and dining space.
- French doors leading to the rear garden.

## FIRST FLOOR

- Two substantial bedrooms.
- Modern bathroom.
- Bedroom 1 is fitted with a storage cupboard.
- Bedroom 2 could comfortably be doubled up as a home office.

The Sutton house type is shown on the left hand side of the above image. The Vyrnwy house type (on the right of the image) will, on various plots, be constructed alongside The Sutton house type. Please refer to the Development Layout.

Phase 1 - Plots 13, 15, 17, 19 & 22

Phase 2 - Plots 106 - 111 | Phase 3 - Plots 69, 71, 73, 74, 86, 88 & 90

Sq. ft 645

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

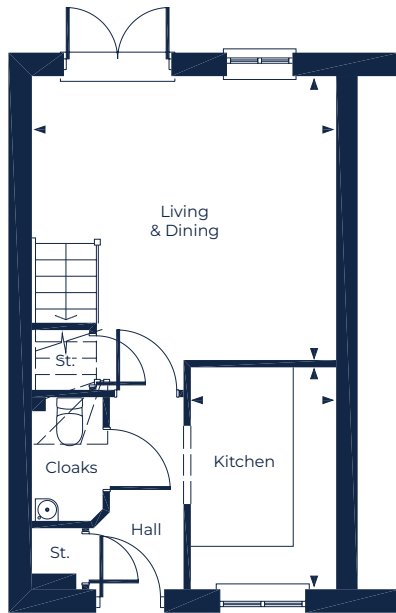




# FLOOR PLAN

## The Sutton

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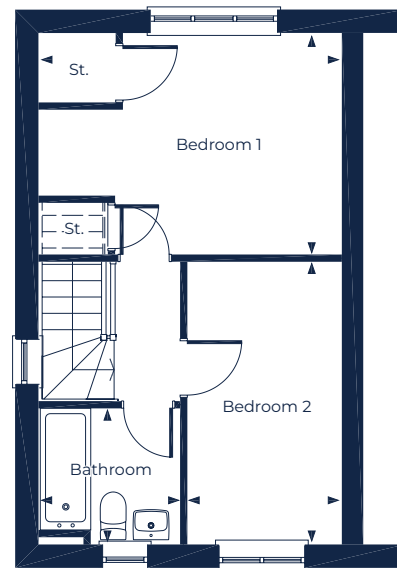
### GROUND FLOOR

#### Living & Dining

4.16m x 3.90m (13'8" x 12' 10")

#### Kitchen

1.97m x 3.04m (6'5" x 10'0")



### FIRST FLOOR

#### Bedroom 1

4.15m x 3.03m (13'8" x 9'11")

#### Bedroom 2

2.09m x 3.89m (6'10" x 12'9")

#### Bathroom

1.92m x 1.84m (6'4" x 6'1")

KEY St. = Store | CC = Hot Water Cylinder Cupboard

**Please Note:** Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This information sheet outlines the plans, specifications and layout for the development at the time of printing. The information has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for precise measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained on this information sheet, they should be raised through your solicitor or conveyor.