

# THE ALMONDBANK

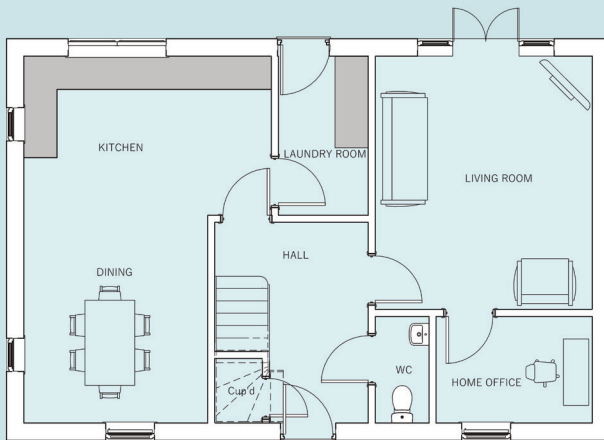


## 4 Bedroom Detached House

The Almondbank offers a flowing layout and this 4 bedroom home is the sought after option for homebuyers who enjoy socialising. The flexible design will appeal to both families and couples in need of a bigger home.

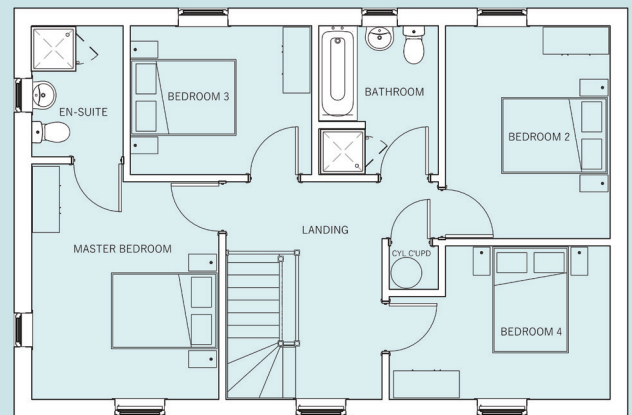
The welcoming entrance hall offers access to the large dual aspect kitchen dining area and laundry room. The well-proportioned living room has french doors out to the garden and a room off which can be used as a study or family room. A guest cloakroom and handy under stair storage cupboard complete the ground floor.

Upstairs the galleried landing leads to the en-suite master bedroom, a comfortable guest room, two further bedrooms and the family bathroom with separate shower cubicle.



### Ground floor

<b>Kitchen &amp; Dining</b>	4500 x 6650mm max 14'9" x 21'9"
<b>Laundry Room</b>	1650 x 2900mm 5'4" x 9'6"
<b>Living Room</b>	3950 x 4600mm 12'11" x 15'1"
<b>Home Office</b>	2850 x 1950mm 9'4" x 6'4"
<b>Guest Cloakroom</b>	1000 x 1950mm 3'3" x 6'4"



### First floor

<b>Master Bedroom</b>	3350 x 4200 max 10'11" x 13'9"
<b>En-Suite</b>	1650 x 2350mm 5'4" x 7'8"
<b>Bedroom 2</b>	2950 x 3800mm 9'8" x 12'5"
<b>Bedroom 3</b>	3250 x 2665mm 10'7" x 8'8"
<b>Bedroom 4</b>	3950 x 2750mm max 12'11" x 9'0"
<b>Bathroom</b>	2150 x 2665mm 7'0" x 8'8"



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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. SJC22/1582/Ha