

# THE STRATHEARN

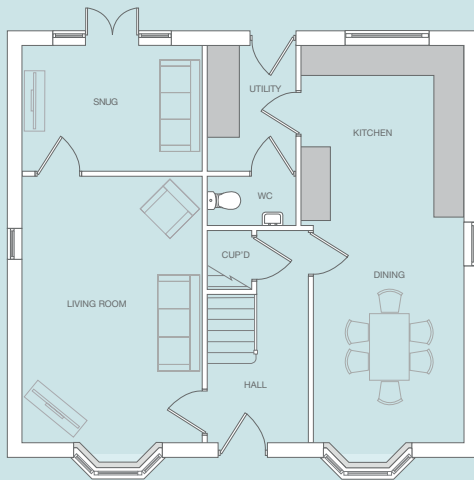


## 4 Bedroom Detached House

The Strathearn provides all the looks of the traditional house combined with the modern styling a busy family expects.

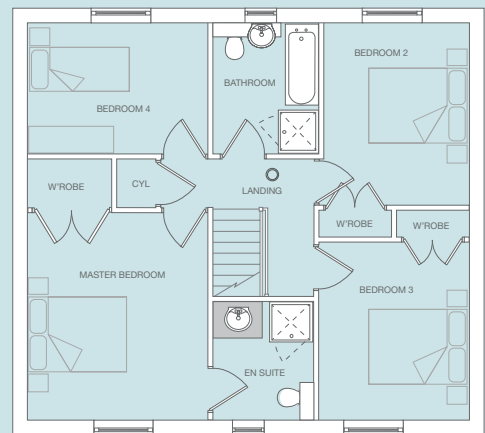
The entrance hall leads into the dining kitchen with its triple aspect views being a room that stretches from front to back of the house before leading into the laundry room and ground floor guest cloakroom. The generous sized living room offers further versatility with the double doors opening into the family room, whilst the French doors give access into the rear garden.

The master bedroom on the first floor includes a double built in wardrobe and en-suite, before the landing accesses the further three bedrooms and family bathroom fitted with a separate shower cubicle and bath.



### Ground Floor

Living Room	3625	x	5400 mm
	11' 10"	x	17' 8"
Family Room	3625	x	2550 mm
	11' 10"	x	8' 4"
Kitchen Dining	3025 min	x	8050 mm
	9' 11"	x	26' 4"
Laundry Room	1800	x	2550 mm
	5' 10"	x	8' 4"
Guest Cloakroom	1800	x	1000 mm
	5' 10"	x	3' 3"



### First Floor

Master Bedroom	3625	x	4200 mm (exc. wardrobe)
	11' 10"	x	13' 9"
En-Suite	2050	x	2400 mm
	6' 8"	x	7' 10"
Bedroom 2	2925	x	3700 mm (exc. wardrobe)
	9' 6"	x	12' 1"
Bedroom 3	3025	x	3600 mm (exc. wardrobe)
	9' 11"	x	11' 9"
Bedroom 4	3625	x	2665 mm
	11' 10"	x	8' 8"
Bathroom	2150	x	2665 mm
	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. WS24/1559/ST

