

BIRCHGATE

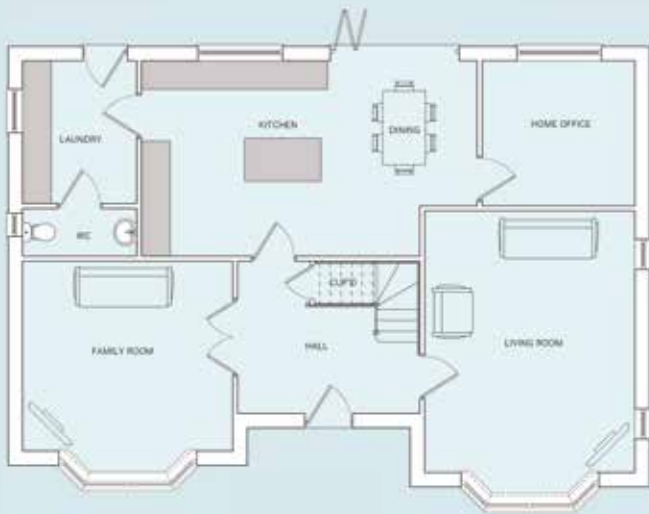


4 Bedroom Detached House

The Birchgate is a truly stunning house where traditional and contemporary designs meet to compliment each other.

The property boasts a wealth of accommodation with the front door opening into the entrance hall having doors each side leading into the living room and family room. The spacious dining kitchen with its bi-fold doors that lead to the rear garden also gives access to the home office and to the laundry room and ground floor cloakroom.

The first floor is home to the master bedroom suite, which includes the dressing area having built in wardrobes and en-suite. The gallery landing leads to three further generously sized bedrooms and the family bathroom with the separate bath and shower cubicle to complete the accommodation offered.



Ground floor

Kitchen & Dining	7025 x 4085mm max 23'0" x 13'4"	Family Room	4399 x 3972mm 14'5" x 13'0"
Laundry Room	2385 x 2985mm 7'9" x 9'9"	Home Office	3200 x 3035mm 10'5" x 9'11"
Living Room	4399 x 5472mm 14'5" x 17'11"	Guest Cloakroom	2385 x 1000mm 7'9" x 3'3"



First floor

Master Bedroom	4399 x 5472 14'5" x 17'11"	Bedroom 3	3050 x 4085mm 10'0" x 13'4"
En-Suite	3200 x 1240mm 10'6" x 4'0"	Bedroom 4	3650 x 3035mm 12'11" x 9'11"
Dressing Room	3200 x 1695mm 10'6" x 5'6"	Bathroom	2610 x 3035mm 8'6" x 9'11"
Bedroom 2	4399 x 3972mm 14'5" x 13'0"		



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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 house type. 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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