



The Sparrowhawk

4 Bedroom House

(Detached, Semi-Detached & Linked Detached)

Plots 29, 30, 35, 36, 37, 46, 51, 52, 53, 54, 57, 58



Key Features

- Single garage
- Kitchen/dining with French doors to garden
- Integrated oven, hob, cooker hood, dishwasher and fridge freezer
- Master bedroom complete with en suite
- Contemporary family bathroom
- Turf to rear garden
- Solar PV panels
- 10-year New Home Warranty





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Floor Plans & Dimensions



Ground Floor

Kitchen / Dining Room

6.0m x 4.3m(max) / 19'7" x 14'1"(max)

Living Room

3.0m x 5.2m / 9'8" x 17'1"

WC

1.8m x 1.4m / 5'9" x 3'6"



First Floor

Master Bedroom

3.5m x 3.7m / 11'5" x 12'1"

En Suite

1.0m x 2.5m / 3'3" x 8'2"

Bedroom 2

3.7m x 3.9m(max) / 12'1" x 12'8"(max)

Bedroom 3

2.1m x 3.9m / 6'9" x 12'8"

Bedroom 4

3.5m x 2.2m / 11'5" x 7'2"

Bathroom

2.0m x 2.5m / 6'6" x 8'2"

Total Floor Space

1,227 sq ft / 114m²

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose, and they do not form part of any agreement. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspection(s).



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