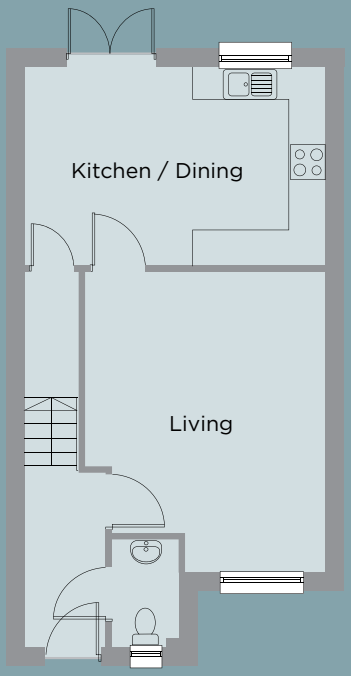


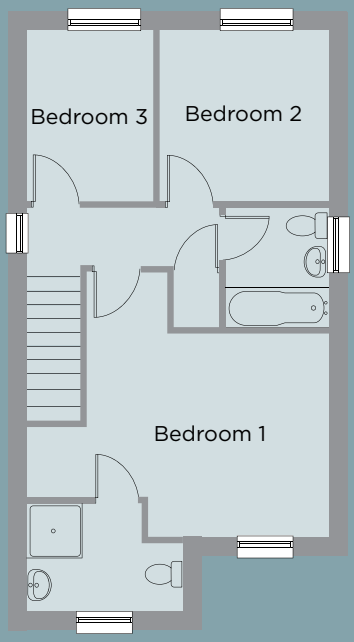


# PLOTS 11 & 17

THREE BEDROOM DETACHED

To the ground floor of the property, you are welcomed into a spacious and light living room, leading onto a modern kitchen and dining area.

A cloakroom off the hallway completes the floor. Upstairs, the master bedroom has a large en-suite, with two further single rooms and family bathroom all stemming off the landing.

| **Ground Floor** | Metric (m) | Imperial |
|---|---|---|
| Living | 3.98 x 4.96 | 13'1" x 16'3" |
| Kitchen / Dining | 4.95 x 3.28 | 16'3" x 10'9" |
| **First Floor** | | |
| Bedroom 1 | 4.95 x 4.36 | 16'3" x 14'4" |
| Bedroom 2 | 2.80 x 2.82 | 9'2" x 9'3" |
| Bedroom 3 | 2.06 x 2.82 | 6'9" x 9'3" |

*the* ELGAR