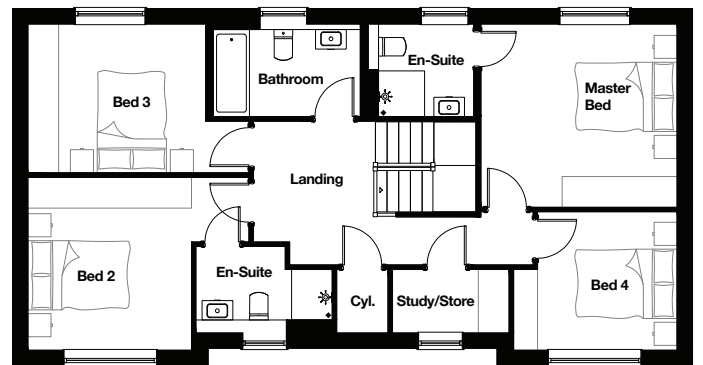
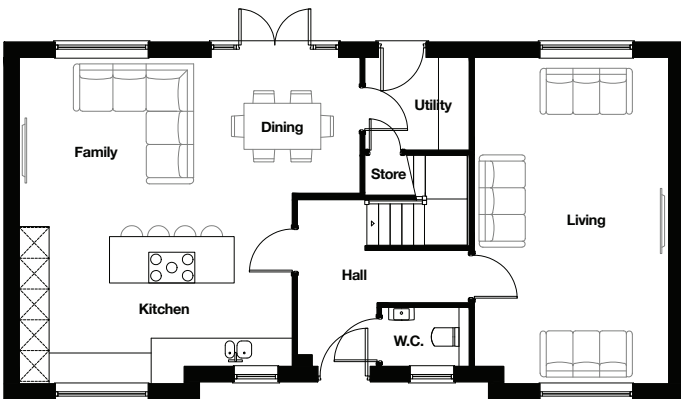


THE NEWBY

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.740m	x	6.315m*	12' 3"	x	20' 9" *
Kitchen / Dining / Family	6.620m*	x	6.315m*	21' 9" *	x	20' 9" *
Utility	2.015m	x	1.780m	6' 7"	x	5' 10"
W.C.	1.680m	x	1.125m	5' 6"	x	3' 8"

FIRST FLOOR

Master Bedroom	3.800m	x	3.550m	12' 6"	x	11' 8"
En-Suite	2.055m*	x	1.780m	6' 9" *	x	5' 10"
Bedroom 2	4.285m*	x	3.345m	14' 1" *	x	11' 0"
En-Suite	2.655m*	x	1.660m*	8' 9" *	x	5' 5" *
Bedroom 3	4.285m*	x	2.875m	14' 1" *	x	9' 5"
Bedroom 4	3.165m*	x	2.675m	10' 5" *	x	8' 9"
Study / Store	2.270m	x	1.210m	7' 5"	x	4' 0"
Bathroom	2.860m	x	1.780m	9' 5"	x	5' 10"

* Denotes maximum dimension

Whilst every care is taken in the preparation of the information and artist impression on this leaflet, they are for guidance only. External details and finishes may vary on individual plots and from one development to another. Local authority requirements and our policy of continuous improvement may cause details to be varied. Therefore these details do not constitute any part of an offer or a contract and all dimensions are approximate. 08/24