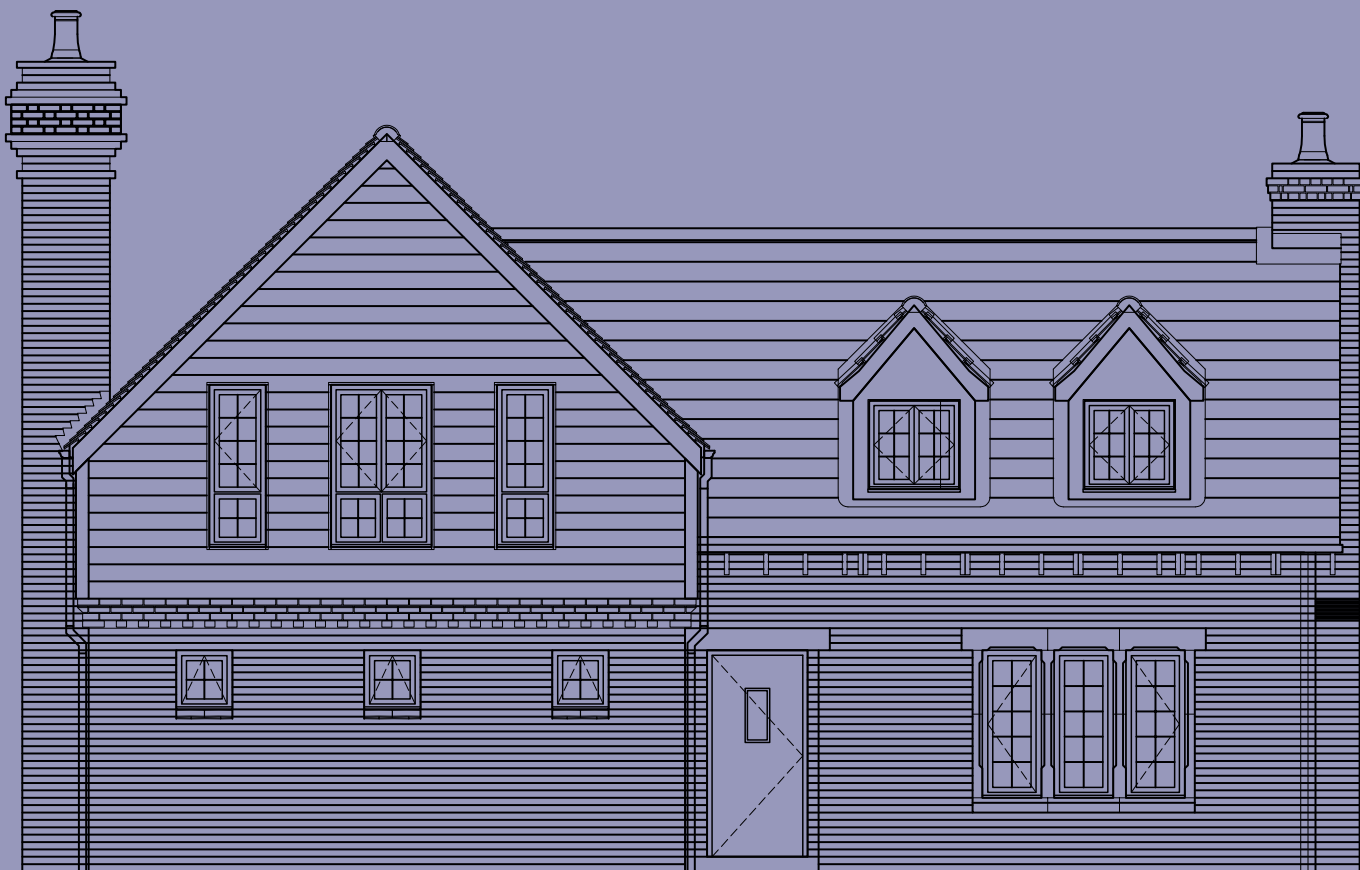


HIGHFIELDS PRIOR  
LITTLEPORT • CAMBRIDGESHIRE

# THE GATEHOUSE



## THE GATEHOUSE 3 BEDROOM HOME

**This unique three bedroom detached house has a lot of style and character with many special features.**

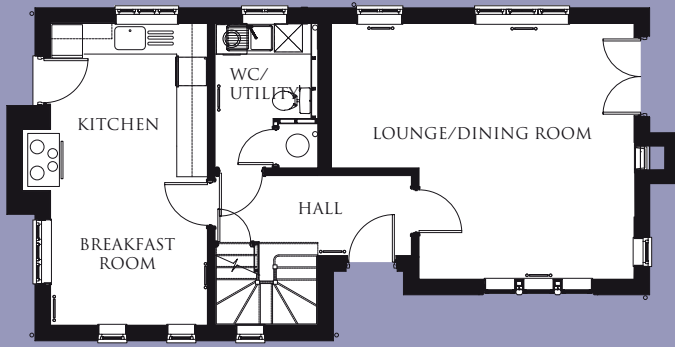
The living/dining room has a wood burning stove, and the contemporary kitchen/breakfast room has a Rangemaster dual fuel range in a stainless steel finish. This home also includes an integrated dishwasher and fridge/freezer and a large cloakroom/utility room.

Bedroom one is generous in size and has its own en-suite. The sanitaryware in the bathroom, en-suite and cloakroom is from the Roca range. There are heated towel rails in the bathroom and ensuite. With panelled doors, profiled skirting and architraves, all the finishing touches have been considered.

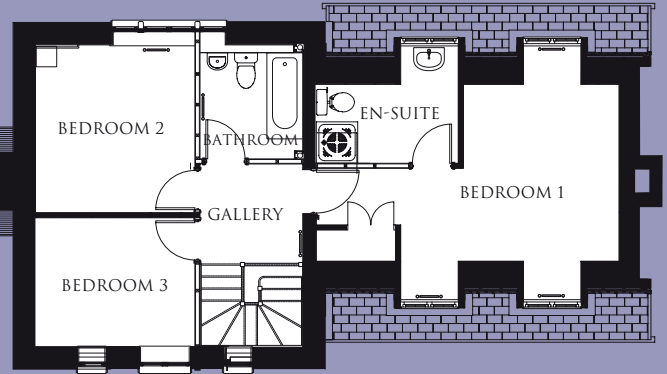
For further details contact our Sales Advisor.

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**CANNON KIRK**  
*homes*



GROUND FLOOR



FIRST FLOOR

	mm	ft
<b>GROUND FLOOR</b>		
Lounge/dining	6,140 x 5,070	20'1" x 16'6"
Kitchen/breakfast	3,140 x 5,970	10'3" x 19'6"
WC/utility	2,000 x 2,828	6'6" x 9'3"
<b>FIRST FLOOR</b>		
Bedroom 1	6,099 x 3,450	20'0" x 11'3"
Bedroom 1 en-suite	2,890 x 2,200	9'5" x 7'2"
Bedroom 2	3,170 x 3,300	10'4" x 10'8"
Bedroom 3	3,170 x 2,560	10'4" x 8'4"
Bathroom	2,000 x 2,230	6'6" x 7'3"
<b>GROSS INTERNAL FLOOR AREA: 116.67 sq m (1,256 sq ft)</b>		

All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor. This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are indicative and do not exactly reflect the houses at this development.

PLOT: 298



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