

# The Holly



## 2 bedroom home

A perfect mews style starter home for young families or first time buyers, featuring a combined kitchen and breakfast/dining room, with access to the rear garden, a downstairs cloakroom and a well-proportioned living room with separate entrance hall.

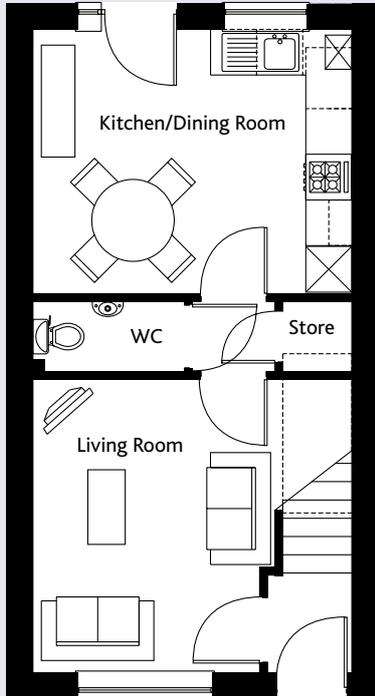
Upstairs, you'll discover two generous, full width bedrooms and a bathroom.

Externally, the mews' character and charm helps to create an attractive, distinctive neighbourhood.

Standard fixtures and finishes in The Holly include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop single oven and gas hob with brushed stainless steel extractor hood.

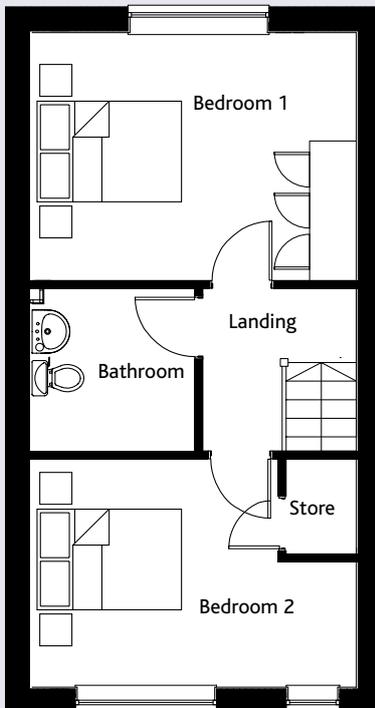
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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## Ground Floor

	mm	ft
Kitchen/Dining Room	4172 x 3458	13'7 x 11'3
WC	925 x 1975	3'0 x 6'6
Living Room	3800 x 3150	12'5 x 10'4



## First Floor

	mm	ft
Bedroom 1	3200 x 4155	10'6 x 13'7
Bedroom 2	2950 x 4155	9'7 x 13'7
Bathroom	2100 x 2085	6'11 x 6'10
<b>Gross Internal Floor Area</b>	<b>70.2 sq m (755 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 examples of Cannon Kirk house types and do not exactly reflect the houses at this development.