

# The Birch



## 4 bedroom home

**The double fronted design of The Birch draws on classic architectural principles in a home that offers space, style, privacy and luxury in equal measure.**

The kitchen is roomy and beautifully planned, with enough space to cater for breakfasts and informal family meals, while the dining room looks out through sliding patio doors to the rear garden beyond.

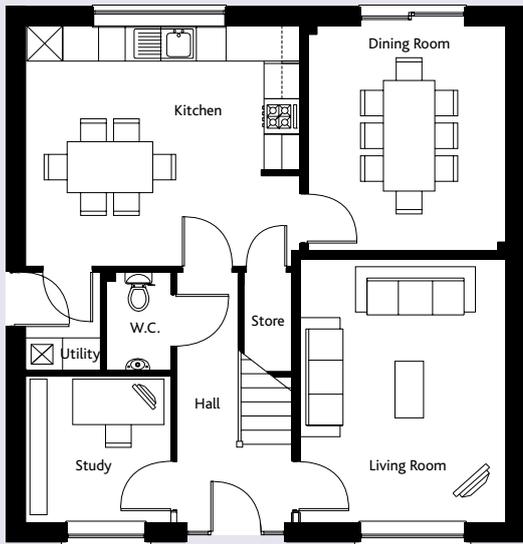
The remainder of the ground floor accommodates a well-proportioned study, a downstairs cloakroom and a separate utility room.

Upstairs, four double bedrooms – two of them with generous and well-equipped en-suites – offer ample sleeping accommodation. Upstairs is completed by a family bathroom.

Standard fixtures and finishes in The Birch 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 double oven and gas hob with brushed stainless steel extractor hood.

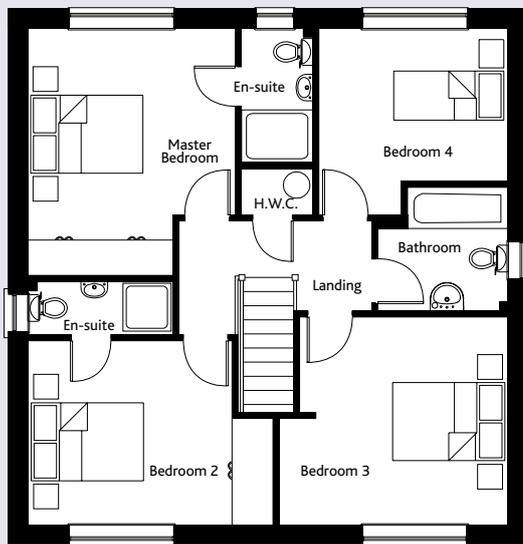
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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## Ground Floor

	mm	ft
Kitchen	4090 x 4625	13'5 x 15'2
Dining Room	3820 x 3340	12'6 x 10'11
Living Room	4475 x 3475	14'8 x 10'8
Study	2490 x 2450	8'2 x 8'0
W.C.	1670 x 1090	5'6 x 3'7
Utility	1670 x 1260	5'6 x 4'2



## First Floor

	mm	ft
Master Bedroom	4200 x 3500	13'9 x 11'6
Master En-suite	2290 x 1210	7'6 x 4'0
Bedroom 2	3135 x 4135	10'3 x 13'7
Bedroom 2 En-suite	910 x 2450	3'0 x 8'0
Bedroom 3	3540 x 3875	11'7 x 12'9
Bedroom 4	3170 x 3200	10'5 x 10'6
Bathroom	2110 x 2205	6'11 x 7'3

**Gross Internal Floor Area** 137sq m (1475 sq ft)

All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. 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. 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 Romans Walk.