

The Maple



4 bedroom home

This four bedroom detached home offers ample space for all the family.

A generous hall area gives access to a spacious living room, a separate dining room with sliding patio door access to the rear and a well-proportioned kitchen with breakfast bar.

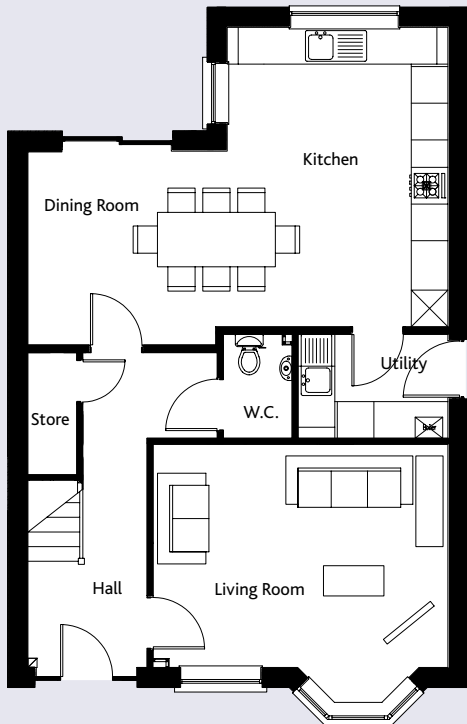
There is an additional W.C. in the downstairs cloakroom, an off-kitchen utility room, and plenty of additional storage space by way of an understairs cupboard and generous built in wardrobes in three of the bedrooms.

Upstairs, the expansive master bedroom features an equally luxurious en-suite, while the remaining double bedroom and two single rooms will comfortably accommodate the rest of the family and guests.

Standard fixtures and finishes in The Maple 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.

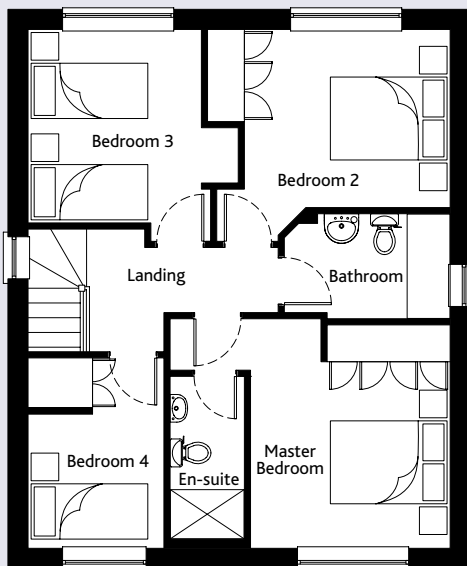
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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Ground Floor

	mm	ft
Kitchen/Dining Room	6923 x 4935	22'8 x 16'2
Living Room	3350 x 4825	11'0 x 15'10
W.C.	1595 x 1125	5'3 x 3'8
Utility	1595 x 1220	5'3 x 4'0



First Floor

	mm	ft
Master Bedroom	3635 x 3250	11'11 x 10'8
Master En-suite	2650 x 1210	8'8 x 4'0
Bedroom 2	2900 x 3950	9'6 x 13'0
Bedroom 3	3150 x 2825	10'4 x 9'3
Bedroom 4	3100 x 2215	10'2 x 7'3
Bathroom	1710 x 2700	5'7 x 8'10

Gross Internal Floor Area 123.4 sq m (1329 sq ft)

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.