

HIGHFIELDS PRIOR
LITTLEPORT • CAMBRIDGESHIRE

THE ALDERMAN



THE ALDERMAN 5 BEDROOM HOME



This stunning five bedroom property is the only one of its kind available at Highfields Prior. It offers flexible, open plan living over three floors.

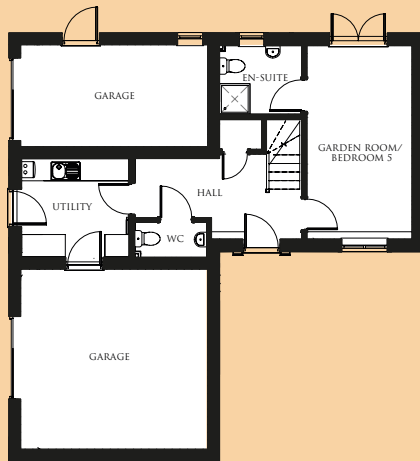
French doors open off the garden room, which can serve as a generous fifth bedroom. The large kitchen dining area is connected to the spacious first floor living room via double doors. There is a choice of high quality kitchens which include oven, chimney extractor fan and hob.

Two of the bedrooms have en-suite bathrooms and there is a separate shower cubicle in the family bathroom as well as WCs on the ground and first floors, all fitted with specially selected white designer sanitaryware. The property boasts two integral garages, one with space for a workshop/hobby area.

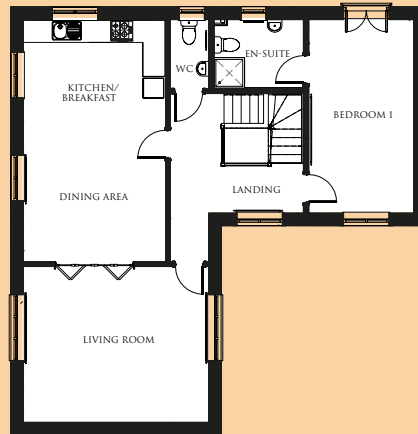
For further details ask at the Highfields Prior Marketing Suite or contact one of our Sales Advisors.

BUILDING A SENSE OF PLACE
www.cannonkirk.co.uk

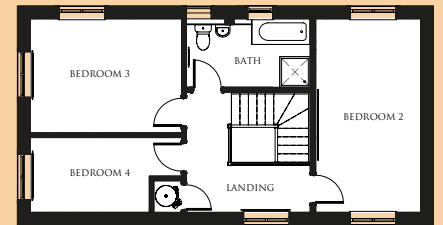

CANNON KIRK
homes



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	mm	ft
GROUND FLOOR		
Garden room/bedroom 5	5,302 x 2,876	17'5" x 9'5"
Bedroom 5 en-suite	1,878 x 2,248	6'2" x 7'4"
Utility	2,707 x 2,950	8'11" x 9'8"
WC	1,134 x 1,990	3'9" x 6'6"
FIRST FLOOR		
Living room	4,285 x 5,077	14'1" x 16'8"
Kitchen/breakfast room	6,650 x 3,910	21'10" x 12'10"
Bedroom 1	5,302 x 2,876	17'5" x 9'5"
Bedroom 1 en-suite	1,878 x 2,448	6'2" x 8'
WC	1,888 x 1,062	6'2" x 3'6"
SECOND FLOOR		
Bedroom 2	5,302 x 2,876	17'5" x 9'5"
Bedroom 3	3,137 x 4,160	10'3" x 13'8"
Bedroom 4	2,060 x 3,237	6'9" x 10'7"
Bathroom	1,900 x 3,411	6'3" x 11'2"
GROSS INTERNAL FLOOR AREA: 175.03 sq m (1,884 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.

PLOTS: 290



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