

HIGHFIELDS PRIOR  
LITTLEPORT • CAMBRIDGESHIRE

# THE CHAMPION



## THE CHAMPION 3 BEDROOM HOME

**This spacious three bedroom house has a generously proportioned living and dining room area with doors opening on to the rear garden.**

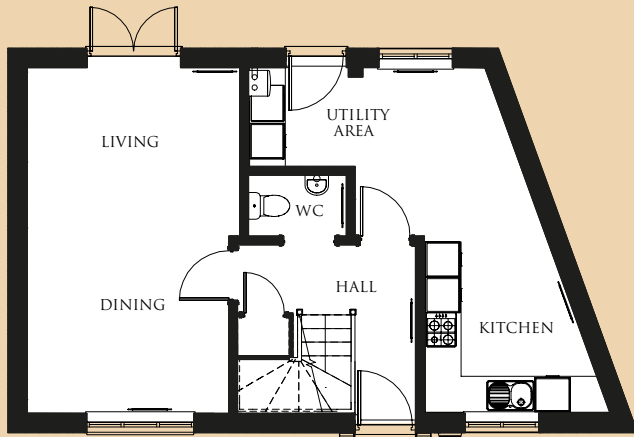
Bedroom one and bedroom two have built-in wardrobes with bedroom one also having its own en-suite. The high quality kitchens includes a stainless steel oven hob and chimney hood. The bathroom, en-suite and cloakroom are graced by specially selected white designer sanitaryware.

All remaining fixtures and fittings, from the panelled doors to the profiled skirting and architraves, have been carefully chosen to add the perfect finishing touches.

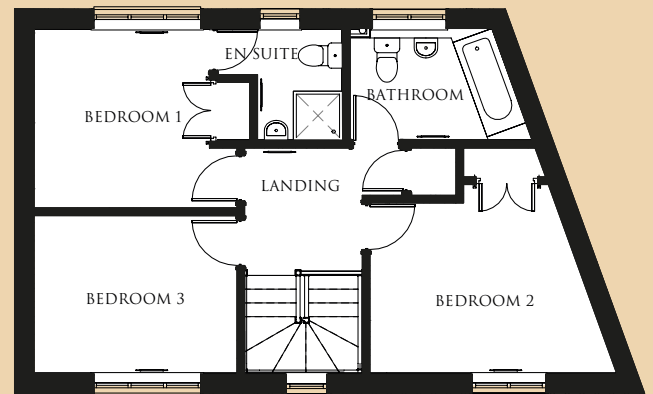
For further details ask at the Highfields Prior Marketing Suite or contact one of our Sales Advisors.

BUILDING A SENSE OF PLACE  
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**CANNON KIRK**  
*homes*



GROUND FLOOR



FIRST FLOOR

	mm	ft
<b>GROUND FLOOR</b>		
Lounge/dining room	5,860 x 3,417	19'3" x 11'3"
Kitchen/utility area	5,860 x 3,998 - 3162	19'3" x 13'1" - 10'4"
WC	1,033 x 1,659	3'5" x 5'5"
<b>FIRST FLOOR</b>		
Bedroom 1	3,055 x 2,986	10' x 9'9"
Bedroom 1 en-suite	1,987 x 1,470	6'6" x 4'10"
Bedroom 2	3,200 x 4,213	10'6" x 13'10"
Bedroom 3	2,700 x 3,450	8'10" x 11'4"
Bathroom	1,912 x 2,404	6'3" x 7'11"
<b>GROSS INTERNAL FLOOR AREA: 97.5 sq m (1,049 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.

PLOT 288



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