

HIGHFIELDS PRIOR
LITTLEPORT • CAMBRIDGESHIRE

THE PEARMAIN



Image is of 'The Tyderman' a similar house type

THE PEARMAIN 4 BEDROOM HOME

This substantial four bedroom home is designed for the growing family.

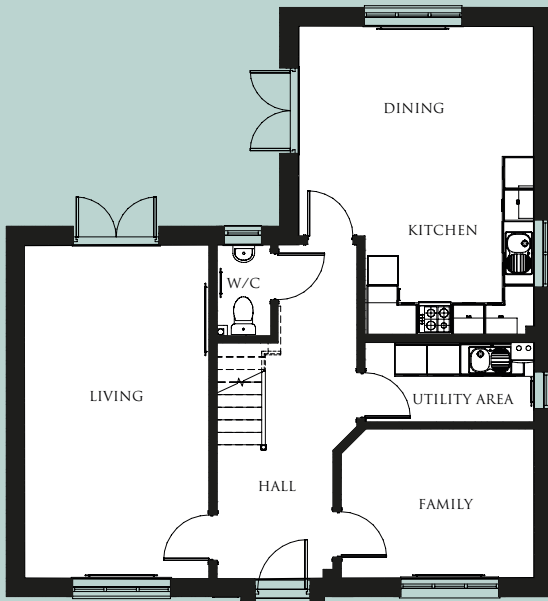
The property has a large kitchen/dining room, family room, large lounge and utility area. There is a family bathroom, cloakroom and en-suite to bedroom one. For the large kitchen and utility area there is a choice of kitchen styles which include double oven, hob and chimney hood.

All remaining fixtures and fittings, from the hardwood handrails on the stairs to the profiled skirting and architraves, have been carefully chosen to add the perfect finishing touches.

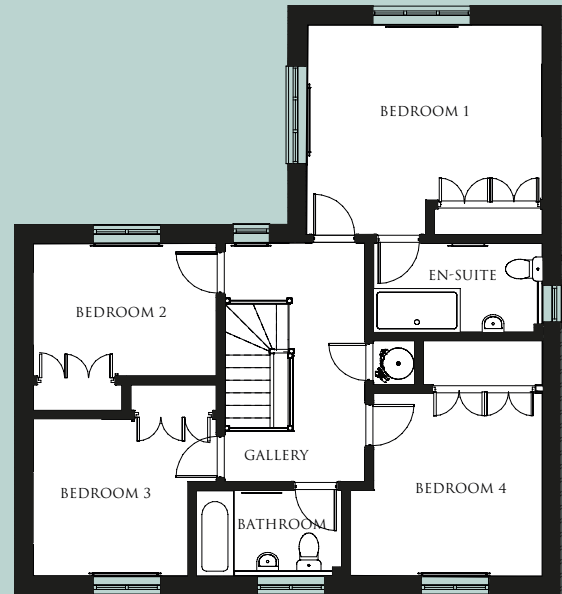
For further details ask at the Highfields Prior Marketing Suite or contact one of our Sales Advisors.

BUILDING A SENSE OF PLACE
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CANNON KIRK
homes



GROUND FLOOR



FIRST FLOOR

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: 331



	mm	ft
GROUND FLOOR		
Kitchen/dining room	5,770 x 4,448	18'9" x 14'6"
Living room	6,248 x 3,475	20'5" x 11'4"
Family room	3,478 x 3,638	11'4" x 11'9"
Utility	3,197 x 1,525	10'5" x 5'0"
WC	1,186 x 1,700	3'9" x 5'6"
FIRST FLOOR		
Bedroom 1	3,748 x 4,448	12'3" x 14'6"
Bedroom 1 en-suite	3,117 x 1,733	10'2" x 5'7"
Bedroom 2	2,546 x 3,475	8'3" x 11'4"
Bedroom 3	2,992 x 3,475	9'8" x 11'4"
Bedroom 4	4,440 x 3,638	14'5" x 11'9"
Bathroom	1,674 x 2,661	5'5" x 8'7"
GROSS INTERNAL FLOOR AREA: 151.5 sq m (1631.4 sq ft)		

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