

HIGHFIELDS PRIOR
LITTLEPORT • CAMBRIDGESHIRE

THE PIPPIN



THE PIPPIN 3 BEDROOM HOME

This home has three bedrooms, one with an en-suite.

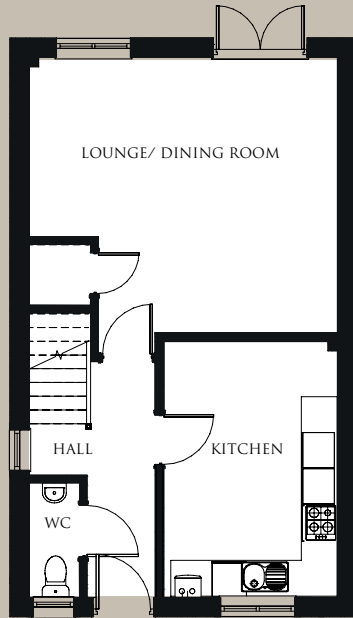
The large lounge/dining room features French doors which open out onto the rear garden. It also has a ground floor cloakroom with WC. There is a choice of high quality kitchens which include double oven, chimney extractor fan and hob. Sanitaryware in the bathroom, en-suite and cloakroom include

white designer hand basins and WCs. 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.

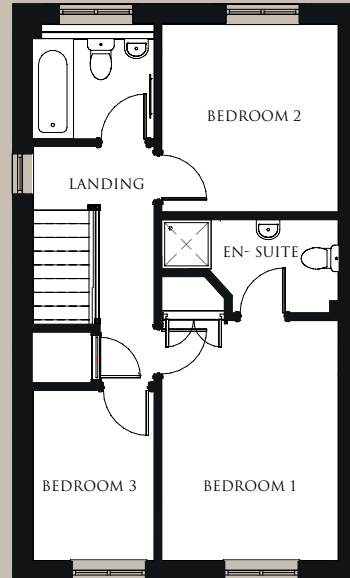
For further details ask at the Highfields Prior Marketing Suite or contact one of our Sales Advisors.

BUILDING A SENSE OF PLACE
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CANNON KIRK
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Lounge/dining room	4,650 x 5,205	15'3" x 17'1"
Kitchen	4,322 x 2,930	14'2" x 9'7"
WC	1,947 x 860	6'5" x 2'10"
Store	1,058 x 1,047	3'6" x 3'5"
FIRST FLOOR		
Bedroom 1	4,096 x 3,020	13'5" x 9'11"
Bedroom 1 en-suite	1,604 x 3,020	5'3" x 9'11"
Bedroom 2	3,212 x 3,020	10'6" x 9'11"
Bedroom 3	2,908 x 2,080	9'6" x 6'10"
Bathroom	1,974 x 2,080	6'6" x 6'10"
GROSS INTERNAL FLOOR AREA: 91 sq m (979 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: 306, 308, 316, 320



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