

HIGHFIELDS PRIOR  
LITTLEPORT • CAMBRIDGESHIRE

# THE RUSSET



## THE RUSSET 4 BEDROOM HOME

**This four bedroom home has an en-suite to bedroom one.**

The dining room features French doors that open out on to the rear garden. In addition to a spacious lounge there is a cosy family room.

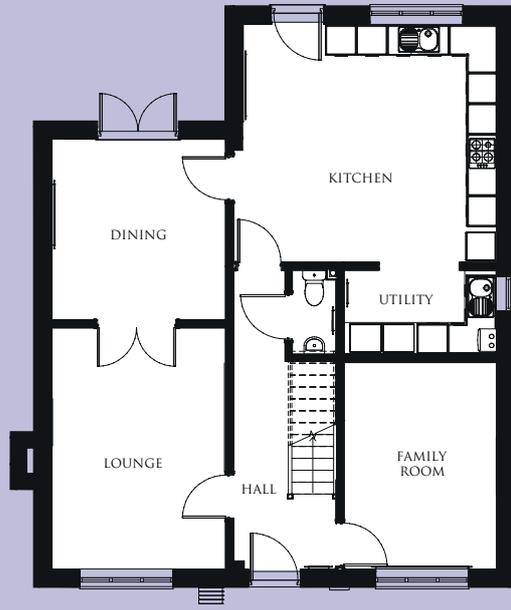
All plots have a utility area. There is a choice of high quality kitchens which include an integrated fridge/freezer and dishwasher, a double oven, chimney extractor fan and hob. The bathroom, en-suite and cloakroom all have specially selected white designer sanitaryware.

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

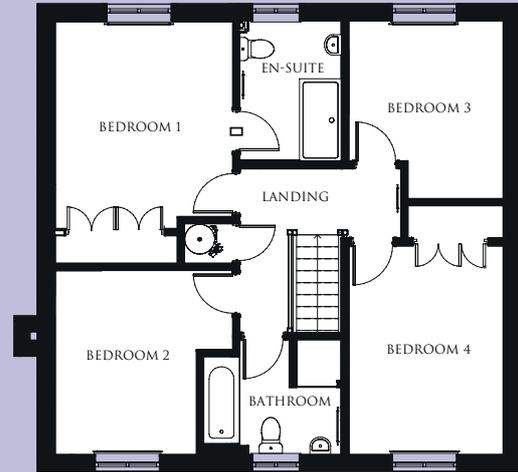
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BUILDING A SENSE OF PLACE  
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**CANNON KIRK**  
*homes*



GROUND FLOOR



FIRST FLOOR

PLOTS: 313, 314, 322, 324, 326, 327, 328, 329, 330



	mm	ft
<b>GROUND FLOOR</b>		
Lounge	4,742 x 3,394	15'6" x 11'1"
Dining room	3,555 x 3,394	11'8" x 11'1"
Kitchen/breakfast room	4,960 x 4,678	16'3" x 15'4"
Utility	1,650 x 2,985	5'5" x 9'10"
Family room	4,068 x 2,985	13'4" x 9'10"
WC	1,650 x 850	5'5" x 2'10"
<b>FIRST FLOOR</b>		
Bedroom 1	4,727 x 3,450	15'6" x 11'4"
Bedroom 1 en-suite	1,983 x 2,682	6'6" x 8'10"
Bedroom 2	3,541 x 3,421	11'7" x 11'2"
Bedroom 3	3,465 x 2,989	11'4" x 9'10"
Bedroom 4	4,080 x 2,998	13'4" x 9'10"
Bathroom	2,245 x 2,674	7'4" x 8'8"
<b>GROSS INTERNAL FLOOR AREA: 157.66 sq m (1,697 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.

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