

THE POPLAR



THE POPLAR 3 BEDROOM HOME

Offering an extended downstairs living area, The Poplar is a great choice for those seeking a big house specification within a more manageable footprint.

A separate hall provides access to a large L-shaped kitchen/dining room which is ideal for group family activities or entertaining. At the back of the extended kitchen sliding patio doors allow access to the rear garden.

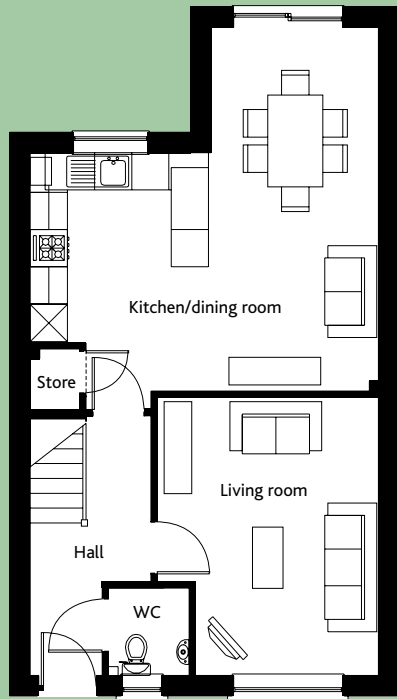
The spacious living room is also accessed via the separate entrance hall, as is the downstairs cloakroom and additional storage space under the stairs.

Upstairs, three comfortable bedrooms – two doubles, one with an en-suite, and one single – provide all the space a growing family needs. Standard fixtures and finishes in The Poplar include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop double oven and gas hob with brushed stainless steel extractor hood.

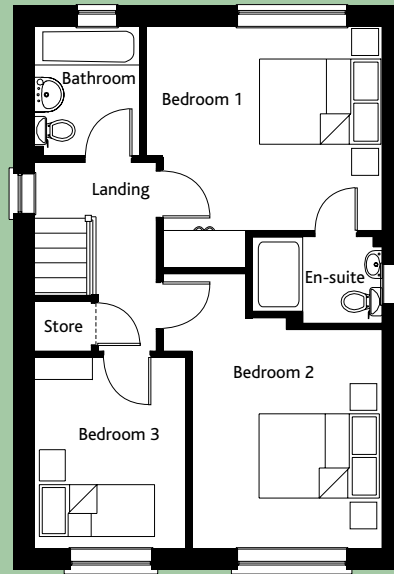
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Kitchen/dining room	5,875 x 5,625	19'3 x 18'5
Living room	4,495 x 3,575	14'9 x 11'9
WC	1,415 x 1,305	4'8 x 4'3
FIRST FLOOR		
Bedroom 1	3,300 x 3,815	10'10 x 12'6
Bedroom 1 en-suite	1,400 x 2,100	4'7 x 6'11
Bedroom 2	3,545 x 3,075	11'8 x 10'1
Bedroom 3	3,100 x 2,450	10'2 x 8'0
Bathroom	2,100 x 1,710	6'11 x 5'7
GROSS INTERNAL FLOOR AREA: 100.5 sq m (1,082 sq ft)		



SCAN HERE
TO VIEW A
VIRTUAL TOUR

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.

House specification subject to slight changes. Details available in the near future.

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