

THE BRAMLEY



THE BRAMLEY 3 BEDROOM HOME

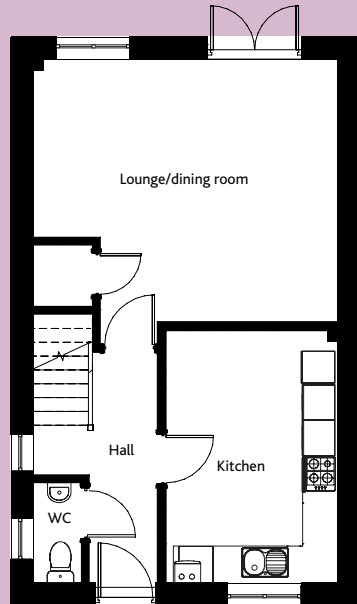
The Bramley is a three-bedroom home, the classic facade disguising a footprint designed for contemporary living.

The ground floor features a spacious lounge and dining room with French doors opening onto the rear garden, creating a bright and inviting space. A convenient cloakroom with WC adds practicality.

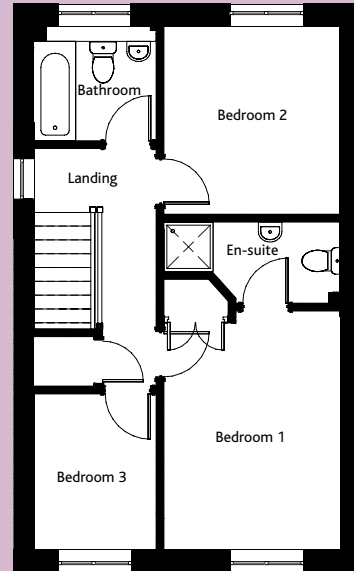
Upstairs, the main bedroom includes an en-suite, while the remaining bedrooms share a stylish family bathroom. The bathroom, en-suite, and cloakroom are fitted with designer white hand basins and WCs. Heated towel rails in the bathroom and en-suite complete the polished finish.

The Bramley comes with a choice of high-quality kitchens, complete with a double oven, induction hob, and chimney-style extractor fan. Solar panels and an electric car charging point come as standard, enhancing energy efficiency and sustainability. Panelled interior doors with polished chrome handles, profiled skirting and architraves, and other carefully selected finishes add elegant touches throughout.

With a 10-year NHBC "Buildmark" warranty, every Cannon Kirk home ensures years of worry-free living.



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Lounge/dining room	4,487 x 5,198	14'9" x 17'1"
Kitchen	4,327 x 2,947	14'2" x 9'8"
WC	1,722 x 862	5'8" x 2'10"
Store	2,274 x 1,049	7'5" x 3'6"
FIRST FLOOR		
Bedroom 1	4,082 x 3,014	13'5" x 9'11"
Bedroom 1 Ensuite	1,404 x 3,014	4'7" x 9'11"
Bedroom 2	3,222 x 3,014	10'7" x 9'11"
Bedroom 3	2,682 x 2,082	8'10" x 6'10"
Bathroom	1,992 x 2,082	6'6" x 6'10"
GROSS INTERNAL FLOOR AREA: 88.6 sq m (954 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, as may porch sizes. 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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