

THE CEDAR



THE CEDAR 4 BEDROOM HOME

The double-fronted, classic design of The Cedar gives a clue to the level of luxury, space and attention to detail within.

The well-planned kitchen includes an integrated dishwasher and fridge freezer, along with a separate utility room leading to the back door. The adjoining living area overlooks the garden through French doors, creating a bright and inviting space. At the front of the house, a spacious lounge and a well-proportioned dining room complete the ground floor layout.

Upstairs, the central landing leads to four generous double bedrooms, two of which feature en-suites, and a large family bathroom.

The Cedar is finished to an outstanding standard. The kitchen is equipped with a double oven, induction hob, brushed stainless steel

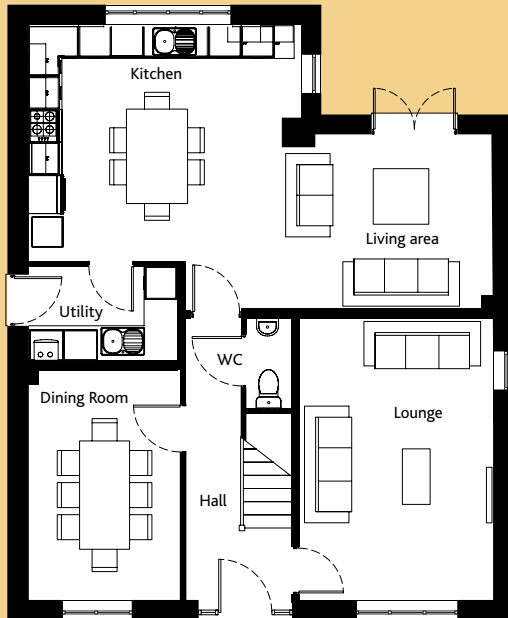
extractor hood, integrated fridge and freezer, plus a dishwasher. The main bathroom and two en-suites all feature heated towel rails.

Solar panels and an electric car charging point support sustainability and convenience. Safety and elegance combine with white PVC double-glazed windows and secure multipoint locks. Panelled interior doors with polished chrome handles, and profiled skirting and architraves, all add tasteful touches.

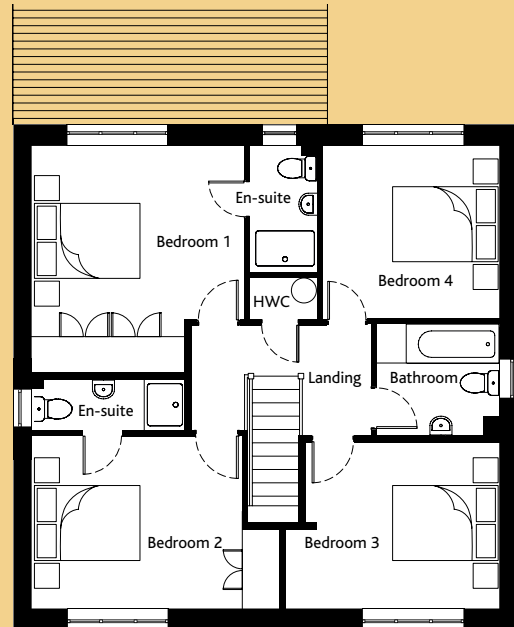
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CANNON KIRK
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Kitchen	4,307 x 4,973	14'2" x 16'4"
Living Area	3,140 x 3,462	10'4" x 11'4"
Dining Room	4,175 x 2,787	13'8" x 9'1"
Lounge	5,170 x 3,537	17'0" x 11'7"
WC	1,702 x 846	5'7" x 2'9"
Utility	1,752 x 2,728	5'9" x 8'11"
FIRST FLOOR		
Bedroom 1	3,560 x 3,837	11'8" x 12'7"
Bedroom 1 En-suite	2,302 x 1,209	7'7" x 4'0"
Bedroom 2	3,177 x 3,797	10'5" x 12'6"
Bedroom 2 En-suite	909 x 2,765	3'0" x 9'1"
Bedroom 3	3,057 x 3,872	10'0" x 12'8"
Bedroom 4	3,140 x 3,212	10'4" x 10'6"
Bathroom	2,012 x 2,202	6'7" x 7'3"
GROSS INTERNAL FLOOR AREA: 152.7 sq m (1,644 sq ft)		



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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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