

# THE HAZEL



## THE HAZEL 3 BEDROOM HOME

**The Hazel is a spacious and well-designed home with three bedrooms perfect for growing families.**

The modern kitchen and dining room serve as a central hub for family meals, with direct access to the rear garden. Adjacent is a bright and airy living room, accessed via a separate hall. The ground floor also includes a convenient downstairs cloakroom and useful under-stair storage.

Upstairs, three generous bedrooms offer ample space, with one featuring an en-suite for added privacy and comfort.

Every Hazel home is fitted with high-quality fixtures and finishes. The kitchen includes a double oven, induction hob, and a brushed stainless steel extractor hood, while the bathroom and en-suite both

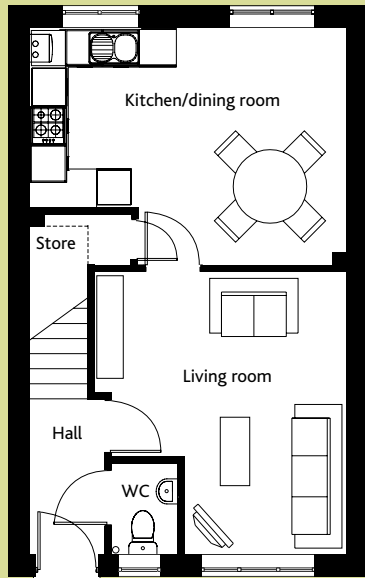
feature a heated towel rail. Designed with sustainability in mind, solar panels and an electric car charging point elevate energy efficiency and convenience.

Safety and style are ensured with white PVC double-glazed windows and doors, secure multipoint locks, polished chrome interior door handles, while profile skirting and architraves add quality touches.

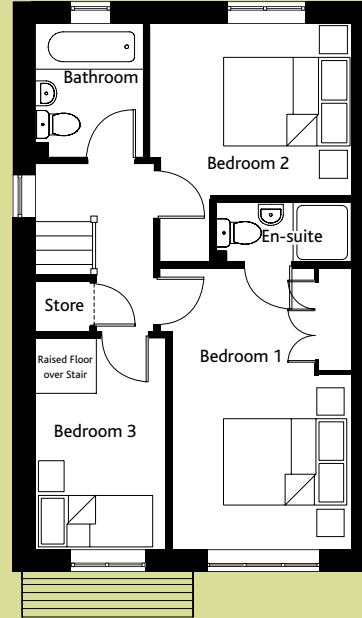
All Cannon Kirk homes are covered by a 10-year NHBC "Buildmark" warranty, ensuring lasting reliability and peace of mind.

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**CANNON KIRK**  
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
<b>GROUND FLOOR</b>		
Kitchen/dining room	3,820 x 5,085	12'6" x 16'8"
Living Room	4,540 x 4,072	14'11" x 13'4"
WC	1,462 x 1,079	4'10" x 3'6"
<b>FIRST FLOOR</b>		
Bedroom 1	4,540 x 2,872	14'11" x 9'5"
Bedroom 1 Ensuite	940 x 2,152	3'1" x 7'1"
Bedroom 2	2,779 x 3,257	9'1" x 10'8"
Bedroom 3	3,412 x 2,112	11'2" x 6'11"
Bathroom	2,147 x 1,727	7'0" x 5'8"
<b>GROSS INTERNAL FLOOR AREA: 85.6 sq m (921 sq ft)</b>		



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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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