

THE HOLLY



THE HOLLY 2 BEDROOM HOME

The Holly is a charming mews-style home ideal for first-time buyers, young families, and downsizers seeking a manageable footprint without compromising on quality.

The ground floor boasts a modern kitchen with a breakfast/dining area that opens onto the rear garden, a convenient downstairs cloakroom, and a well-proportioned living room accessed through a separate entrance hall.

Upstairs, there are two spacious full-width bedrooms, plus a well-equipped family bathroom. Bedroom 1 offers fitted wardrobes, while Bedroom 2 features a cupboard over the stairwell.

Every Holly home is thoughtfully equipped. The kitchen features a double oven, induction hob, and a brushed stainless steel extractor

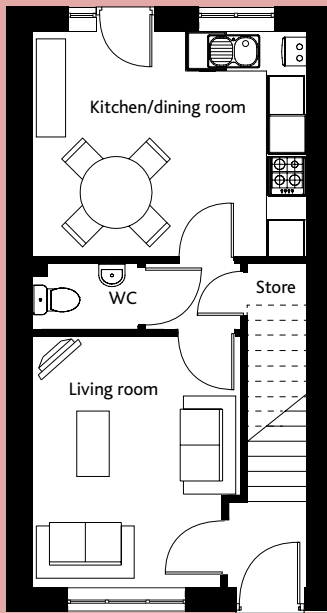
hood, while the bathroom includes a heated towel rail.

Solar panels are fitted to enhance energy efficiency, and each property has an electric car charging point. White PVC double-glazed windows and doors with secure multipoint locks ensure safety and comfort, complemented by panelled interior doors with polished chrome handles, profiled skirting, and architraves.

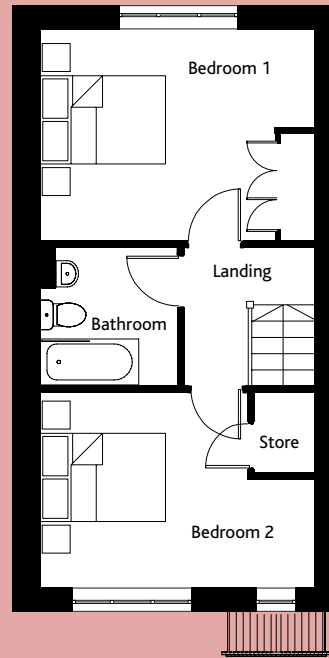
Every Cannon Kirk home also comes with a 10-year NHBC "Buildmark" warranty, offering peace of mind for years to come.

BUILDING A SENSE OF PLACE
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CANNON KIRK
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Kitchen/dining room	3,422 x 4,185	11'3" x 13'9"
WC	1,000 x 1,612	3'3" x 5'3"
Living Room	3,812 x 3,172	12'6" x 10'5"
FIRST FLOOR		
Bedroom 1	3,212 x 4,185	10'6" x 13'9"
Bedroom 2	2,947 x 4,185	9'8" x 13'9"
Bathroom	2,000 x 2,107	6'7" x 6'11"
GROSS INTERNAL FLOOR AREA: 70.3 sq m (757 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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