

# THE MERRYWEATHER



## THE MERRYWEATHER 4 BEDROOM HOME

**The Merryweather is an elegant and spacious four-bedroom home. The classic layout contains a number of thoughtful touches, making it ideal for family living.**

The ground floor includes an extensive lounge with double French doors leading to the rear garden, a separate dining area for added convenience. A large hallway creates a grand entrance. A cloakroom with WC completes the downstairs layout.

Upstairs, the main bedroom features an en-suite, while all the bedrooms deliver ample space.

The Merryweather offers a choice of high-quality kitchens, complete with a double oven, induction hob, chimney-style extractor fan, integrated fridge-freezer and dishwasher. The bathroom, en-suite,

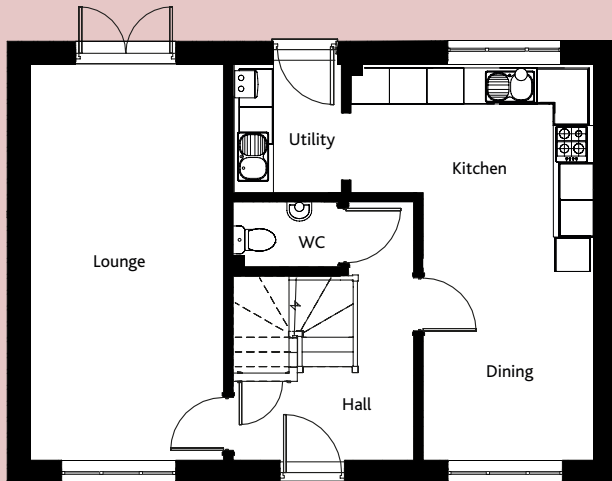
and cloakroom feature designer white sanitaryware, with heated towel rails in the bathroom and en-suite adding a touch of luxury.

Solar panels and an electric car charging point come as standard, ensuring energy efficiency and sustainability. Hardwood handrails on the stairs, panelled interior doors with polished chrome handles, profiled skirting and architraves, and other carefully selected finishes add a sense of refinement throughout.

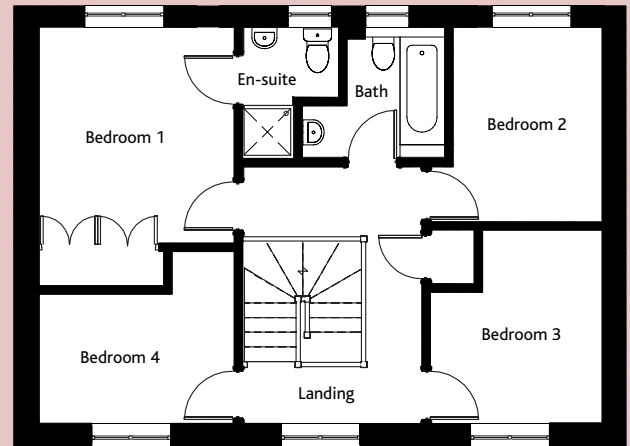
Every Cannon Kirk home comes complete with a 10-year NHBC "Buildmark" warranty, guaranteeing long-term peace of mind.

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**CANNON KIRK**  
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
<b>GROUND FLOOR</b>		
Lounge	6,323 x 3,113	20'9" x 10'3"
Kitchen	3,405 x 3,895	11'2" x 12'9"
Dining Room	2,918 x 2,750	9'7" x 9'0"
Utility	2,083 x 1,715	6'10" x 5'8"
WC	1,047 x 1,715	3'5" x 5'8"
<b>FIRST FLOOR</b>		
Bedroom 1	3,432 x 3,147	11'3" x 10'4"
Bedroom 1 Ensuite	2,095 x 1,519	6'11" x 5'0"
Bedroom 2	3,110 x 2,417	10'2" x 7'11"
Bedroom 3	3,112 x 2,775	10'3" x 9'1"
Bedroom 4	2,790 x 3,147	9'2" x 10'4"
Bathroom	2,094 x 2,375	6'11" x 7'10"
<b>GROSS INTERNAL FLOOR AREA: 108.7 sq m (1,170 sq ft)</b>		

Please note that The Merryweather can feature varying window and door positions. Please consult a Sales Advisor for details.



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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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