

THE TYDERMAN



THE TYDERMAN 5 BEDROOM HOME

The Tyderman is a substantial five-bedroom home, the handsome symmetrical Regency proportions making it the perfect choice for extended families looking to live in both space and style.

The ground floor boasts a spacious lounge, a separate dining room, and a cosy family room, offering plenty of flexibility for entertaining or relaxation. A large kitchen with an adjoining utility area provides practicality, with French doors opening to the rear garden. A cloakroom with WC adds a touch of convenience.

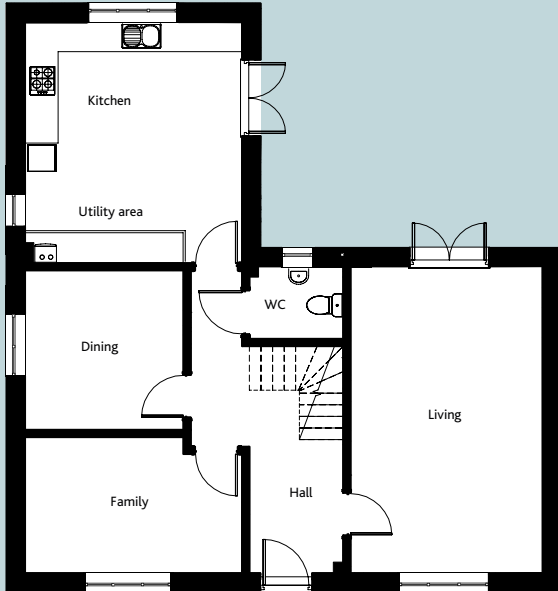
Upstairs, two of the bedrooms feature en-suites, while the remaining three share a stylish family bathroom. The bathroom and en-suites are fitted with designer white sanitaryware and heated towel rails for a sleek, modern finish.

The Tyderman comes with a choice of high-quality kitchens, complete with a double oven, induction hob, chimney-style extractor hood, integrated fridge-freezer and dishwasher. Solar panels and an electric car charging point are included as standard, supporting 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 an air of sophistication throughout.

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
GROUND FLOOR		
Living Room	6,210 x 3,900	20'5" x 12'10"
Kitchen/breakfast room	4,890 x 4,410	16'0" x 14'6"
Dining Room	3,195 x 3,235	10'6" x 10'7"
Family Room	2,775 x 4,410	9'1" x 14'6"
WC	1,425 x 1,875	4'8" x 6'2"
FIRST FLOOR		
Bedroom 1	4,661 x 4,410	15'4" x 14'6"
Bedroom 1 Ensuite	2,249 x 2,194	7'5" x 7'2"
Bedroom 2	2,827 x 3,900	9'3" x 12'10"
Bedroom 2 Ensuite	1,474 x 1,909	4'10" x 6'3"
Bedroom 3	2,567 x 3,900	8'5" x 12'10"
Bedroom 4	3,172 x 3,612	10'5" x 11'10"
Bedroom 5	3,012 x 3,260	9'11" x 10'8"
Bathroom	1,892 x 2,722	6'3" x 8'11"
GROSS INTERNAL FLOOR AREA: 167.7 sq m (1,805 sq ft)		



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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