

THE WILLOW



THE WILLOW 4 BEDROOM HOME

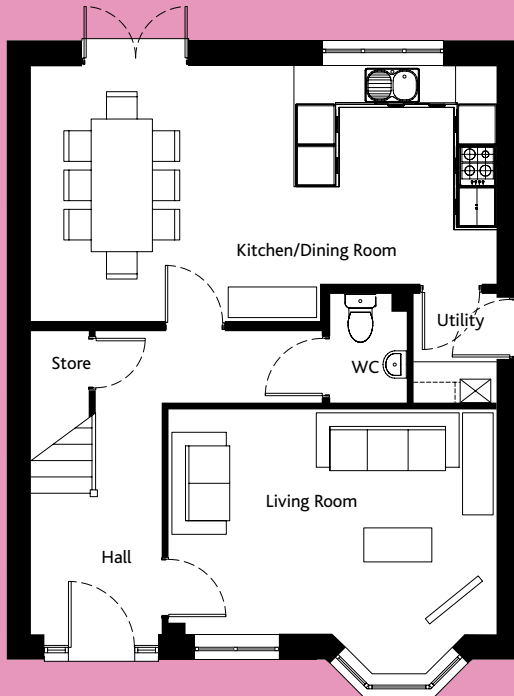
A four bedroom detached home, the Willow offers ample space for all the family – no matter their age.

A generous entrance hall leads to a bright and airy living room and a full-width kitchen/dining room with a breakfast bar. French doors flood the space with natural light and provide easy access to the rear garden. The ground floor also includes a utility room off the kitchen, a cloakroom, and an under-stair cupboard.

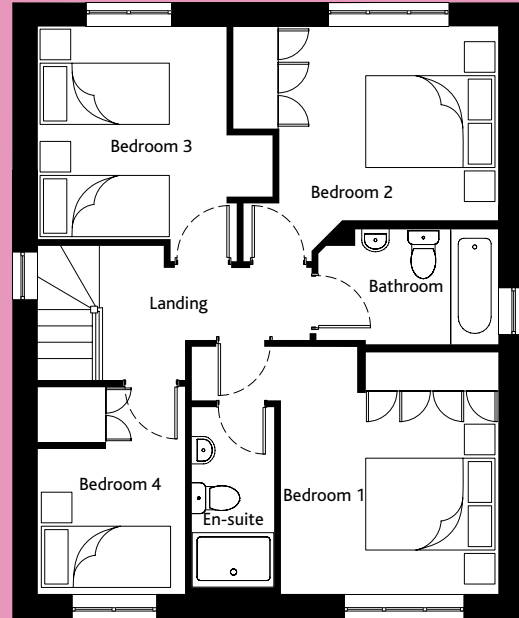
Upstairs, the expansive main bedroom features an en-suite, while two additional double bedrooms and a single bedroom offer comfortable accommodation for family and guests. Built-in wardrobes in two of the bedrooms provide added convenience.

The Willow is finished to an exceptional standard. The kitchen includes a double oven, induction hob, brushed stainless steel extractor hood, plus an integrated fridge, freezer, and dishwasher. Both the bathroom and en-suite are equipped with heated towel rails. Energy efficiency is maximised with solar panels and an electric car charging point. Homes include white PVC double-glazed windows and secure locks, paired with polished chrome interior handles and elegantly crafted skirting and architraves.

Finally, enjoy peace of mind with the 10-year NHBC "Buildmark" warranty included with every Cannon Kirk home.



GROUND FLOOR



FIRST FLOOR

| | mm | ft |
|--|---------------|----------------|
| GROUND FLOOR | | |
| Kitchen/Dining Room | 3,810 x 6,885 | 12'6" x 22'7" |
| Living Room | 3,352 x 4,832 | 11'0" x 15'10" |
| WC | 1,607 x 1,127 | 5'3" x 3'8" |
| Utility | 1,607 x 1,219 | 5'3" x 4'0" |
| Store | 1,762 x 800 | 5'9" x 2'8" |
| FIRST FLOOR | | |
| Bedroom 1 | 3,637 x 3,262 | 11'11" x 10'8" |
| Bedroom 1 Ensuite | 2,800 x 1,209 | 9'2" x 4'0" |
| Bedroom 2 | 2,902 x 3,287 | 9'6" x 10'9" |
| Bedroom 3 | 3,162 x 3,422 | 10'5" x 11'3" |
| Bedroom 4 | 3,097 x 2,212 | 10'2" x 7'3" |
| Bathroom | 1,719 x 2,702 | 5'8" x 8'10" |
| GROSS INTERNAL FLOOR AREA: 116.1 sq m (1,250 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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