

The Irchester

Three bedroom home



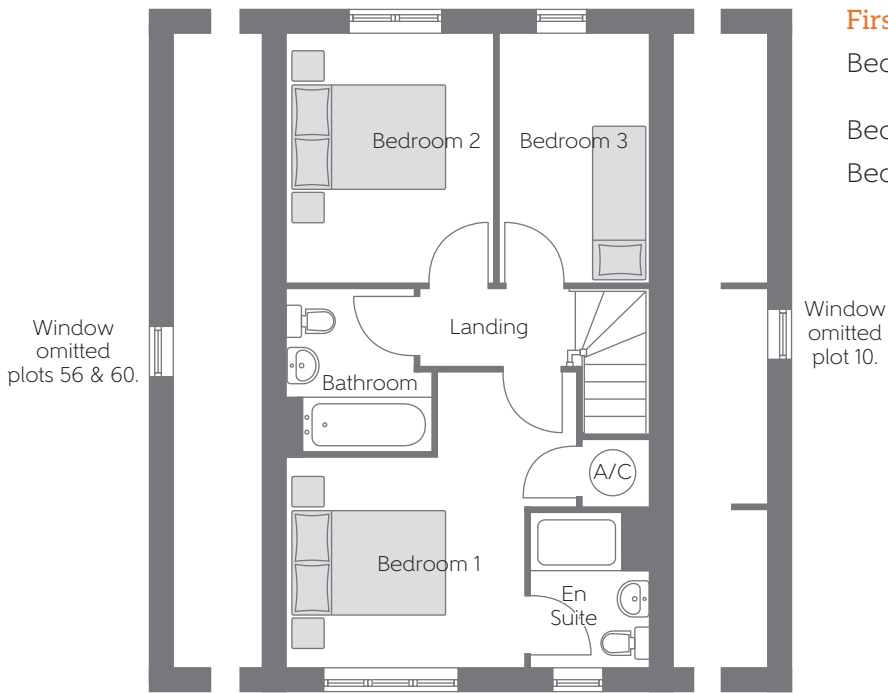
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Bellway

First Floor

Bedroom 1	3.885m x 3.800m (max)	12'9" x 12'6" (max)
Bedroom 2	3.255m x 2.700m	10'8" x 8'10"
Bedroom 3	3.255m x 1.955m	10'8" x 6'5"

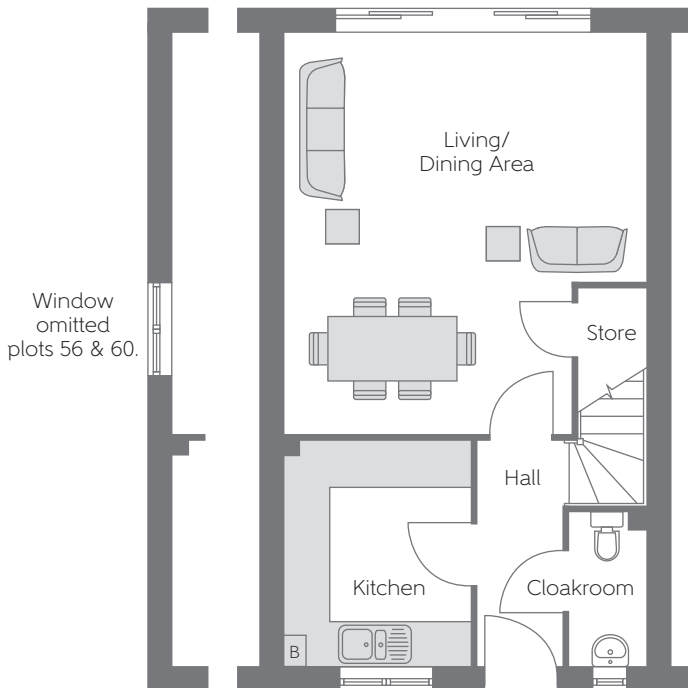


Alternative wall variation with window to plots 03, 41, 57, 61, 81, 91, 112, 114, 116 & 118.
Handed: plots 02, 18, 24, 40, 56, 60, 80, 88, 111, 113, 115, 117 & 146.

Alternative wall variation with window to plot 109.
Handed: plots 10, 20 & 79.

Ground Floor

Living/ Dining Area	5.265m x 4.750m (max)	17'3" x 15'7" (max)
Kitchen	2.980m x 2.470m	9'9" x 8'1"



Alternative wall variation with window to plots 03, 41, 57, 61, 81, 91, 112, 114, 116 & 118.
Handed: plots 02, 18, 24, 40, 56, 60, 80, 88, 111, 113, 115, 117 & 146.

B Boiler **A/C** Airing Cupboard

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. Photo Voltaic (solar) panels are shown for illustrative purposes only and position and size may vary. Please refer to Sales Advisor for exact details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 09/18 BEECHES