

# The Balmoral

Four bedroom home

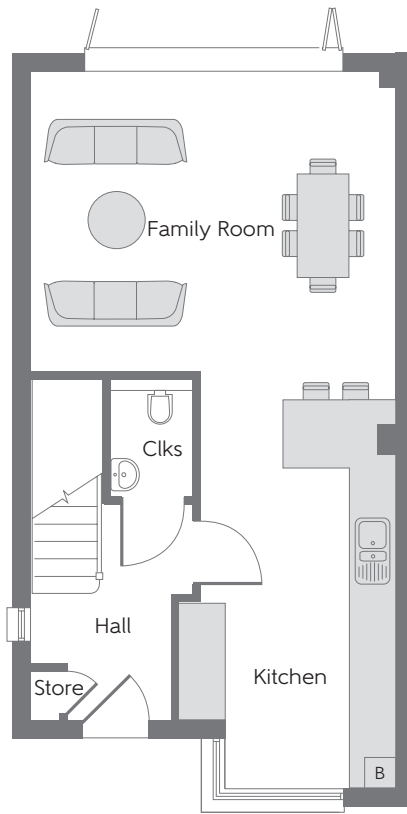
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**Bellway**

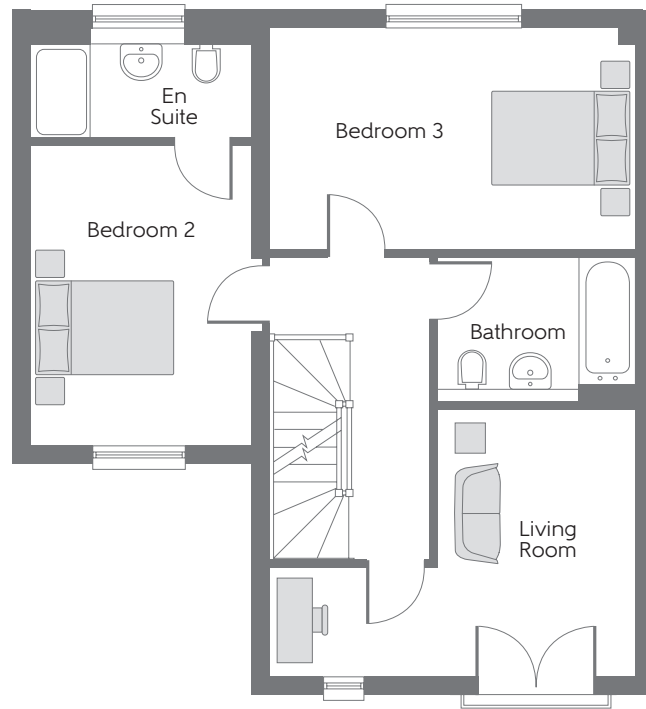


### Ground Floor

Kitchen	5.130m x 2.255m	16'10" x 7'5"
Family Room	4.795m x 3.955m	15'9" x 13'0"

**B** Boiler    Clks Cloakroom

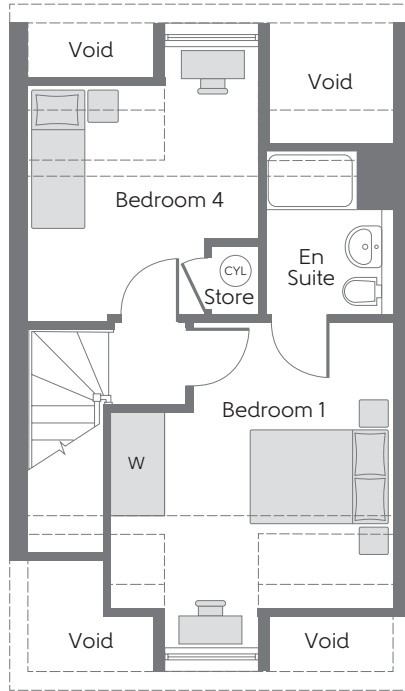
Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further 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. 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. 183279/03/19. 4BH2.



### First Floor

Bedroom 2	3.965m x 3.000m	13'0" x 9'10"
Bedroom 3	4.795m x 2.925m	15'9" x 9'7"
Living Room	4.795m x 3.530m	15'9" x 11'7"

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### Second Floor

Bedroom 1	3.785m x 3.725m (min) (max)	12'5" x 12'3" (min) (max)
Bedroom 4	3.160m x 3.025m (min) (max)	10'4" x 9'11" (min) (max)

CYL Hot Water Cylinder   
 W Fitted Wardrobe   
 --- Reduced Head Height

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