

# The Fleming

Four bedroom home

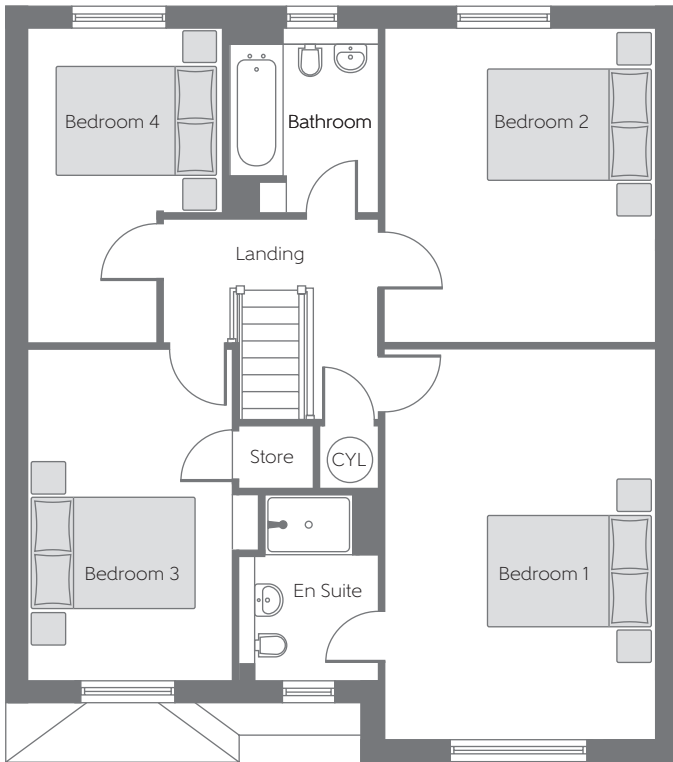
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Bellway Homes Limited (Manchester)  
304 Bridgewater Place, Birchwood Park,  
Warrington WA3 6XG

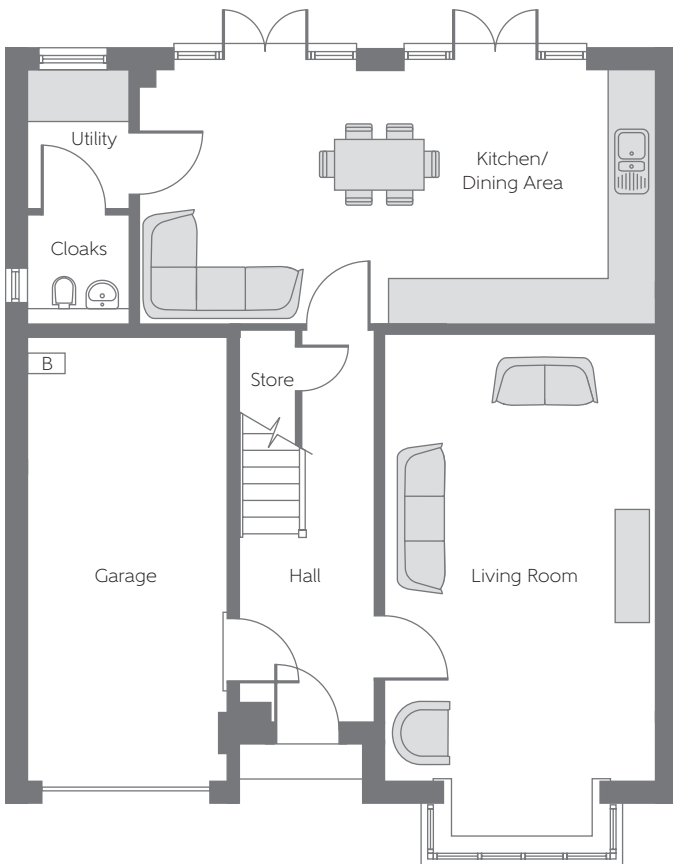
Telephone: 01925 846700  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**



### First Floor

Bedroom 1	5.135m x 3.550m	16'10" x 11'8"
En Suite	1.825m x 1.606m (min)	6'0" x 5'3" (min)
Bedroom 2	4.120m x 3.550m	13'6" x 11'8"
Bedroom 3	4.351m x 2.689m	14'3" x 8'10"
Bedroom 4	4.120m x 2.544m (max) (max)	13'6" x 8'4" (max) (max)
Bathroom	2.402m x 1.970m (max) (max)	7'11" x 6'6" (max) (max)



### Ground Floor

Kitchen/ Dining Area	6.800m x 3.332m	22'4" x 10'11"
Living Room (exc bay)	5.866m x 3.550m	19'2" x 11'8"
Utility	1.800m x 1.300m	5'10" x 4'3"
Cloakroom	1.439m x 1.300m	4'9" x 4'3"

B Boiler CYL Hot Water Cylinder Cloaks 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. 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. 04/19 KING'S QUARTER