

# The Gelsmoor

Four bedroom home

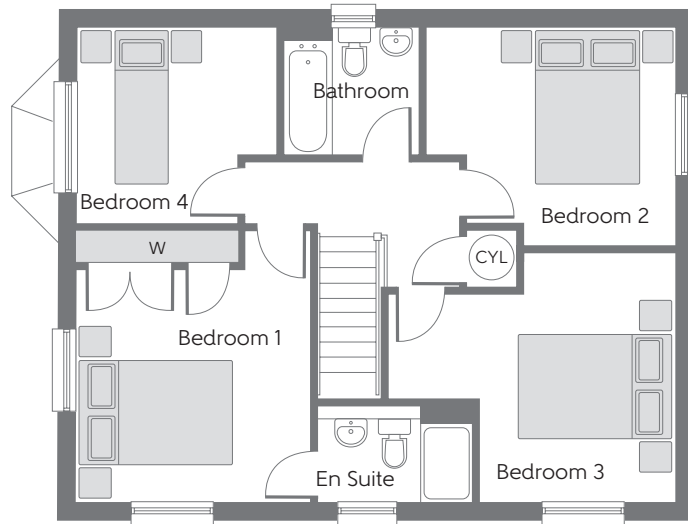
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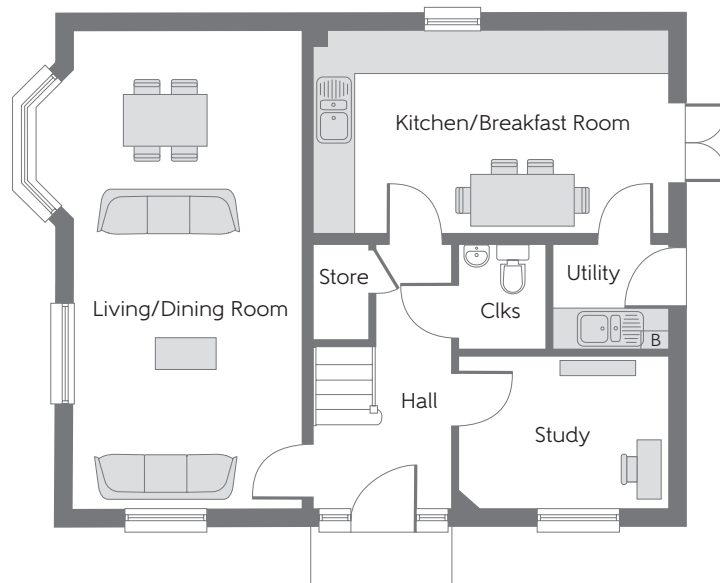
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**Bellway**



### First Floor

Bedroom 1	4.100m x 3.550m (max)	13'5" x 11'8" (max)
Bedroom 2	3.730m x 3.320m (max)	12'3" x 10'11" (max)
Bedroom 3	4.290m x 3.770m (max)	14'1" x 12'4" (max)
Bedroom 4	3.040m x 2.990m (max)	10'10" x 9'10" (max)



### Ground Floor

Kitchen/Breakfast Room	5.350m x 3.050m	17'7" x 10'10"
Living/Dining Room	7.150m x 3.500m	23'6" x 11'6"
Study	3.190m x 2.320m	10'6" x 7'7"

**B** Boiler    **CYL** Hot Water Cylinder    **W** Fitted Wardrobe    **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. 172323/11/17.