

The Magnolia

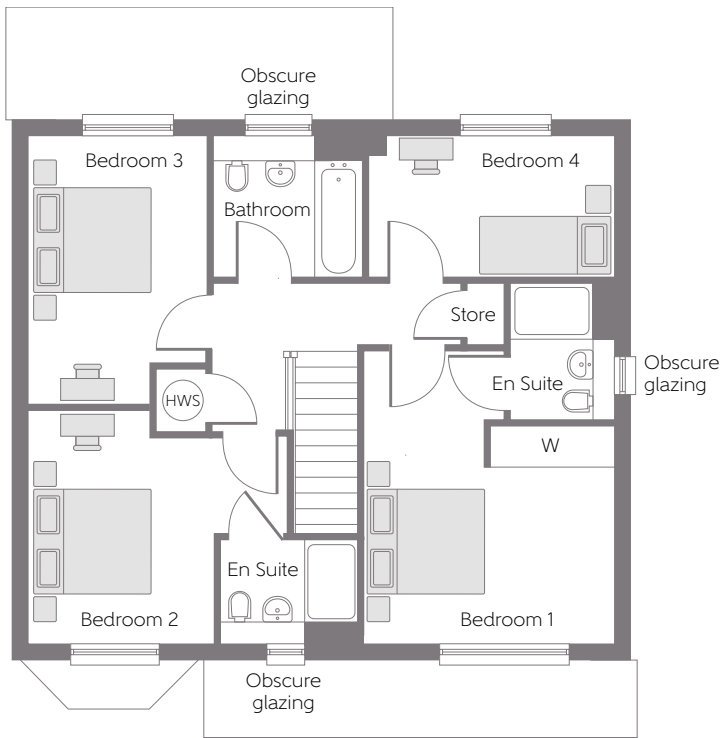
Four bedroom home



Bellway Homes (Essex Division)
Bellway House, 1 Cunard Square,
Townfield Street, Chelmsford,
Essex CM1 1AQ

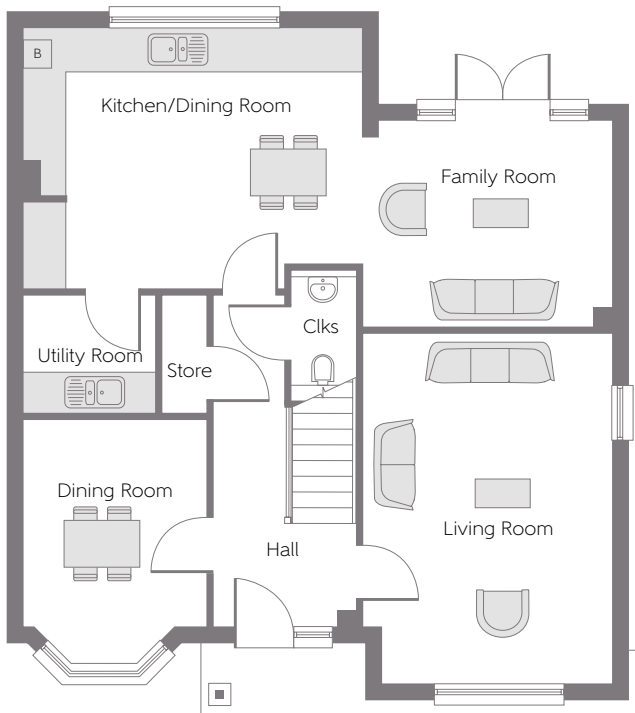
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Bellway



First Floor

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 4.158m x 3.655m | 13'8" x 12'0" |
| Bedroom 2 | 3.396m x 2.741m | 11'2" x 9'0" |
| Bedroom 3 | 3.850m x 2.614m | 12'8" x 8'7" |
| Bedroom 4 | 3.581m x 2.000m | 11'9" x 6'7" |



Ground Floor

| | | |
|-------------------------|-----------------|----------------|
| Kitchen/ Dining Room | 4.859m x 3.728m | 15'11" x 12'3" |
| Family Room | 3.712m x 2.948m | 12'2" x 9'8" |
| Living Room | 5.048m x 3.618m | 16'7" x 11'11" |
| Dining Room | 3.015m x 2.683m | 9'11" x 8'10" |

B Boiler
 HWS Hot Water Storage
 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. 164200/03/17.