

# The Derwent

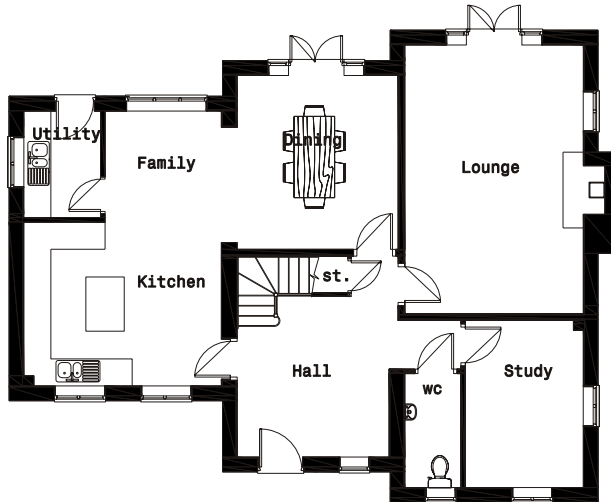
plots 7,14



• 5 bedrooms • 1 bathroom, 1 ensuite • 2 floors • Floor area 2350ft<sup>2</sup>/218m<sup>2</sup>

## Floor layouts & sizes

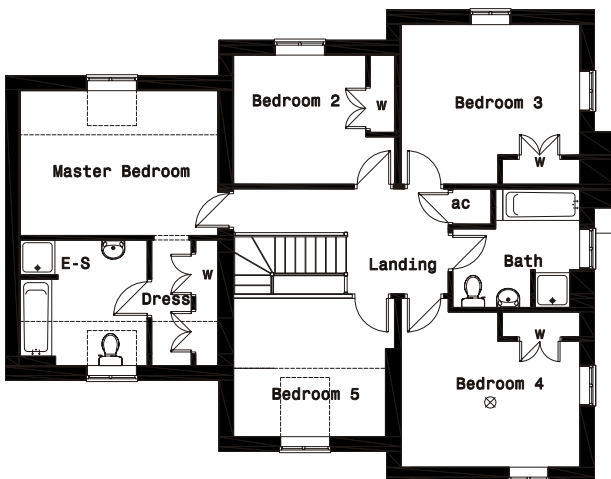
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Ground Floor

GROUND	Hallway	4.6 x 3.4m
	Lounge	6.0 x 4.0m
	Kitchen	3.7 x 4.4m
	Family Area	2.5 x 2.9m
	Dining Room	3.9 x 3.6m
	Study	3.8 x 2.7m
	Utility	2.4 x 1.7m
	Cloakroom	2.6 x 1.3m

### GARAGE



First Floor

FIRST	Bed 1	3.2 x 4.4m
	Ensuite	2.8 x 2.9m
	Dressing	2.8 x 1.5m
	Bed 2	2.9 x 3.6m
	Bed 3	3.6 x 4.0m
	Bed 4	3.5 x 4.0m
	Bed 5	3.1 x 3.4m
Bathroom	2.7 x 2.9m	



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Total dimension stated are internal floor areas including hallways and garage.