## THE *BIRCHES*

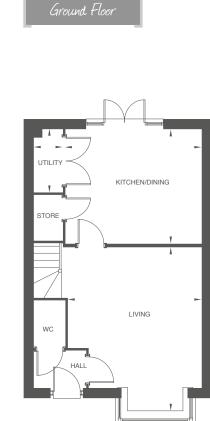
## **Ground Floor**

| Living         | 4.23m max. x 5.26m max.<br>13′ 11″ max. x 17′ 3″ max. |
|----------------|-------------------------------------------------------|
| Kitchen/Dining | 4.35m x 3.65m<br>14´ 3´´ x 12´ 0´´                    |
| Utility        | 0.92m x 2.00m<br>3´ 0´´ x 6´ 7´´                      |

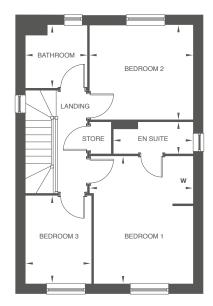
## **First Floor**

| Bedroom 1 | 3.31m max. x 4.08 max.<br>10´ 11´´ max. x 13´ 5´´ max. |
|-----------|--------------------------------------------------------|
| En Suite  | 2.55m max. x 1.00m max.<br>8´ 5´´ max. x 3´ 4´´ max.   |
| Bedroom 2 | 3.31m x 3.01m<br>10´ 11´´ x 9´ 11´´                    |
| Bedroom 3 | 2.08m x 2.80m<br>6´ 10´´ x 9´ 3´´                      |
| Bathroom  | 1.95m max. x 2.00m max.<br>6´ 5´´ max. x 6´ 7´´ max.   |

Total Area = 90.76m<sup>2</sup> 977 ft<sup>2</sup>







Information shown is for guidance only. These particulars should not be relied upon to accurately describe any aspect of the property. Although every care has been taken to ensure that information is correct, floor layout, dimensions and specification details shown are indicative only and may have been updated since this brochure was printed. Contents of this brochure do not constitute a contract, part of a contract or warranty. Please check site plan for plot handings and speak to a sales advisor to review full working drawings.