

ANWYL
thoughtful homes

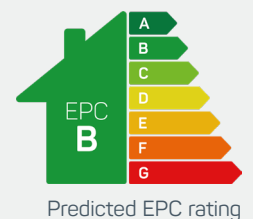


the rufford

4 bed detached with garage

A four-bedroom detached home that rises above the rest, the Rufford is a revelation. From the extensive *boutique* suite at the top of the home, to the cosy corner of the family room on the ground floor, this is a home that impresses on every level.

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Predicted EPC rating



modern
open plan living



ground floor

kitchen/family/ dining	19'3" x 16'2"
living room	11'8" x 15'7"
cloak	3'0" x 6'3"

kitchen	5.87m x 4.92m
living room	3.56m x 4.74m
cloak	0.91m x 1.91m

first floor

bedroom 2	11'9" x 10'1"
en-suite 2	8'7" x 3'11"
bedroom 3	11'9" x 12'1"
bedroom 4	10'0" x 8'2"
bathroom	7'2" x 6'3"

bedroom 2	3.58m x 3.06m
en-suite 2	2.61m x 1.20m
bedroom 3	3.59m x 3.67m
bedroom 4	3.05m x 2.50m
bathroom	2.19m x 1.91m

second floor

bedroom 1	19'3" x 23'4"
en-suite	6'11" x 8'5"

bedroom 1	5.87m x 7.10m
en-suite	2.11m x 2.57m

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the rufford, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 13/11/23.

everything considered.