

THE NEWBURGH

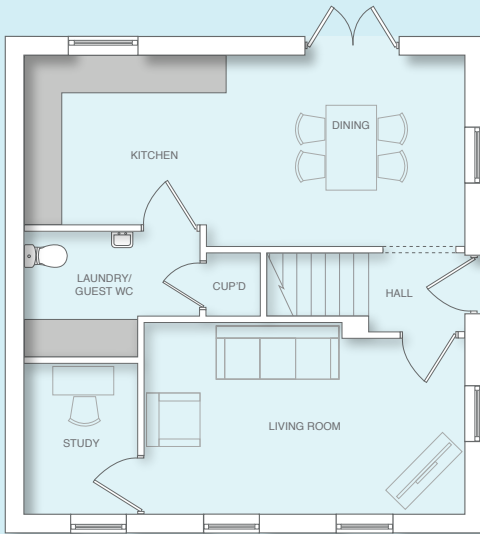


3 Bedroom Semi Detached House

The Newburgh 3 bedroom home offers flexible living space ideal for growing families or professional couples in need of a bigger home.

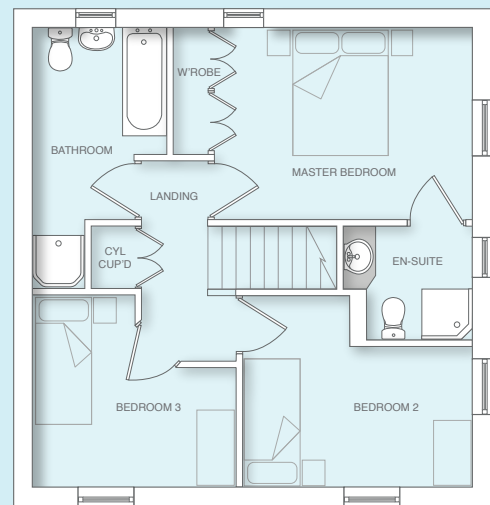
The entrance hallway leads to the dual aspect, light and airy living room with a room off which can be used as a study or family room. From the hallway through an archway is the large dining kitchen; perfect for entertaining, this generous space has french doors leading to the private rear garden. Off the kitchen area is the useful laundry and guest cloakroom with a handy under stair storage cupboard.

The en-suite master bedroom with spacious built in wardrobes is found upstairs along with two further well proportioned bedrooms and the family bathroom with bath and separate shower.



Ground Floor

Living Room	5100 x 3050 mm max
	16' 8" x 10' 0"
Kitchen & Dining	7000 x 3050 mm max
	22' 11" x 10' 0"
Study	1800 x 2400 mm
	5' 10" x 7' 10"
Laundry & Guest Cloakroom	2790 x 2000 mm max
	9' 1" x 6' 6"



First Floor

Master Bedroom	4100 x 3050 mm max (exc. wardrobe)
	13' 5" x 10' 0"
En-Suite	1680 x 1815 mm
	5' 6" x 5' 11"
Bedroom 2	3650 x 3050 mm max
	11' 11" x 10' 0"
Bedroom 3	3250 x 3050 mm max
	10' 7" x 10' 0"
Bathroom	2150 x 4150 mm max
	7' 0" x 13' 7"



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This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image).

The floor plans depict a typical layout of this housetype. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator. HPI6/1100/7r