

PLOVERS

PLOT 7

Plovers is a four bedroom family home, which has at its heart a striking galleried dining area with large glazed screen and reclaimed brick walls.

The flexibly designed ground floor also features a large living room with double aspect windows, reclaimed beams to the ceiling and reclaimed brick fireplace. The dining hall has reclaimed brick feature walls, oak flooring and French doors onto the patio area of the garden. The breakfast kitchen has been handcrafted and painted by Clarity Arts and features a range of integrated appliances, granite worktops and tiled floor. This is linked to a snug/family room area, and also to the rear lobby which provides access to the utility room, cloakroom and integral garage.

Upstairs, there are four bedrooms plus a study, and the house bathroom which has a bath and separate shower enclosure, as does the ensuite bathroom to the master bedroom.

Outside, the drive is block paved and the garage has a remotely operated electric door. Both front and rear lawns are turfed and fenced.



DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	3650 x 6700	12' x 22'
Dining hall	3100 x 6700 (inc staircase)	10'2" x 22' (inc staircase)
Family room	3600 x 2800	11'10" x 9'2"
Cloakroom	900 x 1800	2'11" x 5'11"
Breakfast kitchen	3600 x 3800	11'10" x 12'6"
Utility	2600 (red to 1500) x 3300 (red to 1300)	8'6" (red to 4'11") x 10'10" (red to 4'3")
First floor		
Master bedroom	3700 x 4750	12'2" x 15'7"
Master en-suite	3700 (red to 2800) x 2000 (red to 900)	12'2" (red to 9'2") x 6'8" (red to 2'11")
Bedroom 2	3700 x 2850	12'2" x 9'4"
Bedroom 3	2550 x 3850	8'4" x 12'8"
Bedroom 4	3800 x 2800	8'10" x 9'2"
Study	3200 x 2800	10'6" x 9'2"
Bathroom	2700 x 2850	8'10" x 9'4"

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.

