



# The Balmoral

*Four Bedroom Home*

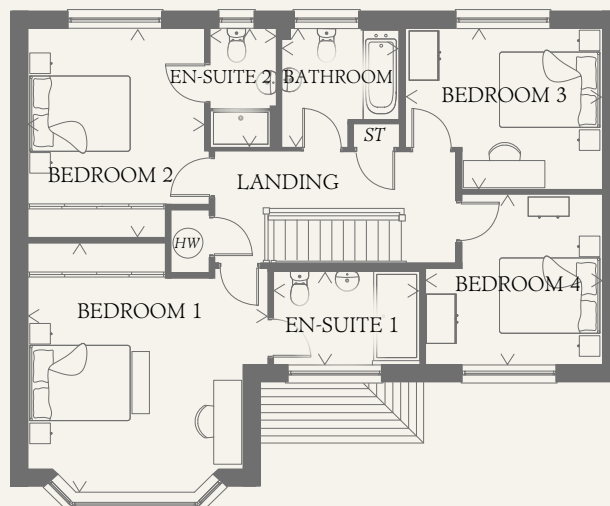
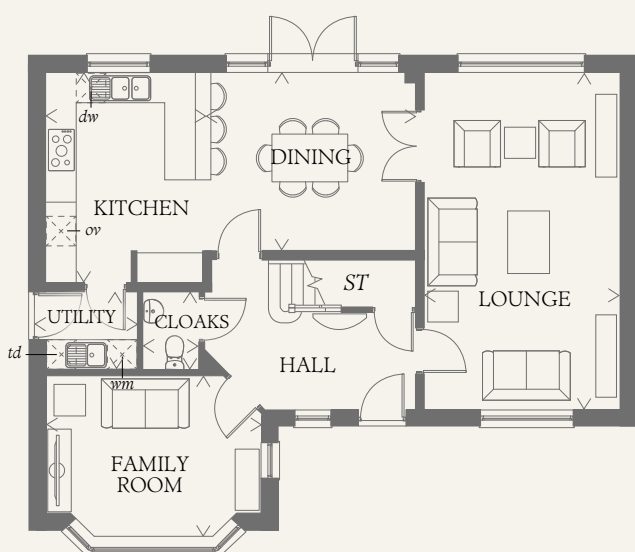




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## Four Bedroom Home

Arriving at the portico covered entrance, rich in the design details of a bygone age of craftsmanship and quality. Yet it remains as contemporary today as it would have been at the peak of the arts and crafts movement that inspired its design.



### GROUND FLOOR

LOUNGE	21'6" x 12'6"	6.56 x 3.81 m
KITCHEN	13'6" x 10'6"	4.11 x 3.20 m
DINING ROOM	13'1" x 11'5"	4.00 x 3.48 m
FAMILY ROOM	13'9" x 10'4"	4.19 x 3.16 m
UTILITY	5'11" x 5'1"	1.80 x 1.54 m
CLOAKS	5'1" x 3'8"	1.54 x 1.11 m

### FIRST FLOOR

BEDROOM 1	15'11" x 15'4"	4.86 x 4.67 m
EN-SUITE 1	9'5" x 5'11"	2.88 x 1.81 m
BEDROOM 2	13'5" x 11'4"	4.10 x 3.45 m
EN-SUITE 2	7'8" x 4'4"	2.33 x 1.31 m
BEDROOM 3	12'7" x 10'4"	3.83 x 3.15 m
BEDROOM 4	11'3" x 10'11"	3.44 x 3.32 m
BATHROOM	7'8" x 7'6"	2.33 x 2.29 m

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Customers should note this illustration is an example of the Balmoral house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

#### KEY

Hob	<i>td</i> Tumble dryer space
<i>ov</i> Oven	Hot water cylinder
<i>ff</i> Fridge/freezer	<i>ST</i> Cupboard
<i>wm</i> Washing machine space	
<i>dw</i> Dishwasher space	

< Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

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