

# The Cedar



## 4 bedroom home

**The double fronted, classic design of The Cedar gives a clue to the level of luxury, space and attention to detail within.**

The roomy and beautifully planned kitchen has a separate utility room leading to the back door.

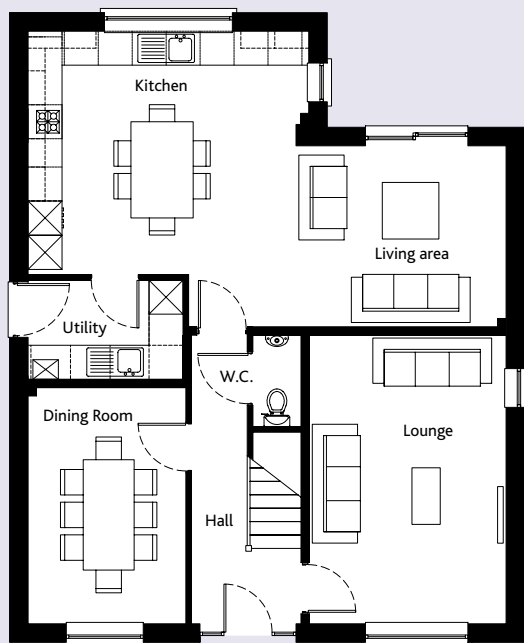
The adjoined living area is ideally positioned and looks over the garden through sliding patio doors, while at the front of the house, a spacious lounge and well proportioned dining room complete the ground floor.

Upstairs, four generous double bedrooms – two of them en-suite - and a well-proportioned bathroom open onto a central landing.

Standard fixtures and finishes in The Cedar include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and a double oven and gas hob with brushed stainless steel extractor hood. An integrated dishwasher and fridge freezer are also included.

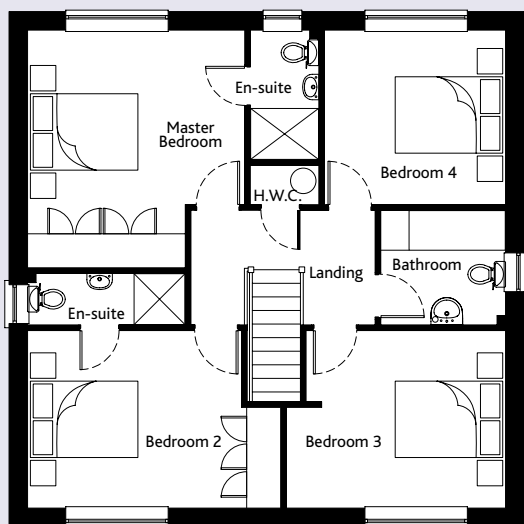
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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## Ground Floor

	mm	ft
Kitchen	4300 x 4960	14'1 x 16'3
Living Area	3195 x 3488	10'6 x 11'5
Dining Room	4170 x 2790	13'8 x 9'2
Lounge	5100 x 3475	16'9 x 11'5
W.C.	1615 x 850	5'4 x 2'9
Utility	1750 x 2735	5'9 x 9'0



## First Floor

	mm	ft
Master Bedroom	4200 x 3835	13'9 x 12'7
Master Ensuite	2290 x 1210	7'6 x 4'0
Bedroom 2	3135 x 4475	10'3 x 14'8
Bedroom 2 Ensuite	910 x 2785	3'0 x 9'2
Bedroom 3	3135 x 3875	10'3 x 12'9
Bedroom 4	3085 x 3200	10'1 x 10'6
Bathroom	2025 x 2205	6'8 x 7'3

**Gross Internal Floor Area** 152.8 sq m (1644 sq ft)

All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor.

This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at this development.