

The Poplar



3 bedroom home

Ingenious design and use of interior space mean The Poplar has all the attractions of a larger property without compromising on room sizes or storage.

A separate hall provides access to a large L-shaped kitchen/dining room which is ideal for group family activities or entertaining. At the back of the extended kitchen sliding patio doors allow access to the rear garden.

The spacious living room is also accessed via the separate entrance hall, as is the downstairs cloakroom and additional storage space under the stairs.

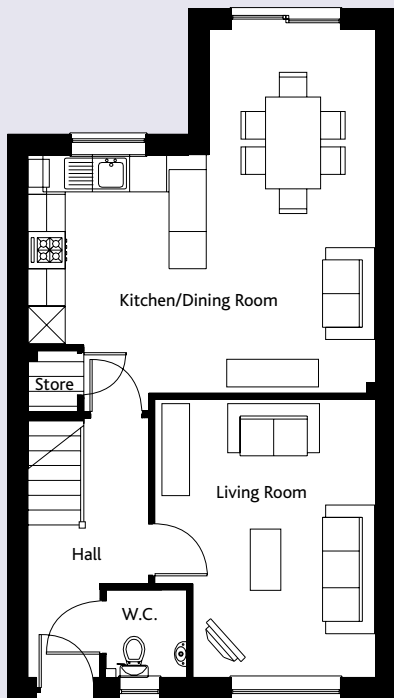
Upstairs, three comfortable bedrooms – two doubles and one single – provide all the space a growing family needs, including a master en-suite. Standard fixtures and finishes in The Poplar include white PVC double glazed windows and doors with secure multipoint locks, panelled interior doors with polished chrome handles, torus skirting and architraves and an under worktop single oven and gas hob with brushed stainless steel extractor hood.

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.

Building a sense of place

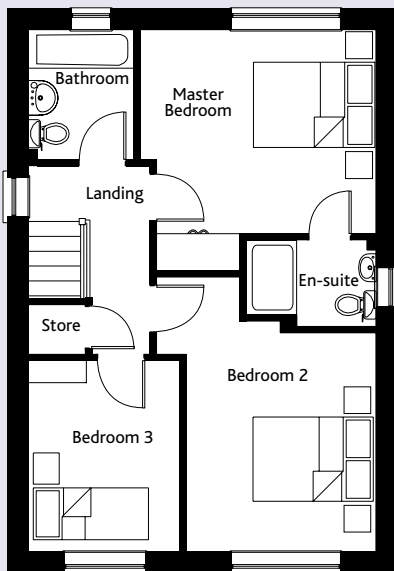

CANNON KIRK
homes

The Poplar



Ground Floor

| | mm | ft |
|---------------------|-------------|-------------|
| Kitchen/Dining Room | 5875 x 5625 | 19'3 x 18'5 |
| Living Room | 4495 x 3575 | 14'9 x 11'9 |
| W.C. | 1415 x 1305 | 4'8 x 4'3 |



First Floor

| | mm | ft |
|----------------------------------|--------------------------------|--------------|
| Master Bedroom | 3300 x 3815 | 10'10 x 12'6 |
| Master En-suite | 1400 x 2100 | 4'7 x 6'11 |
| Bedroom 2 | 3545 x 3075 | 11'8 x 10'1 |
| Bedroom 3 | 3100 x 2450 | 10'2 x 8'0 |
| Bathroom | 2100 x 1710 | 6'11 x 5'7 |
| Gross Internal Floor Area | 100.5 sq m (1082 sq ft) | |

All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. 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. 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 Romans Walk.