



4 BEDROOM DETACHED

## The Darby



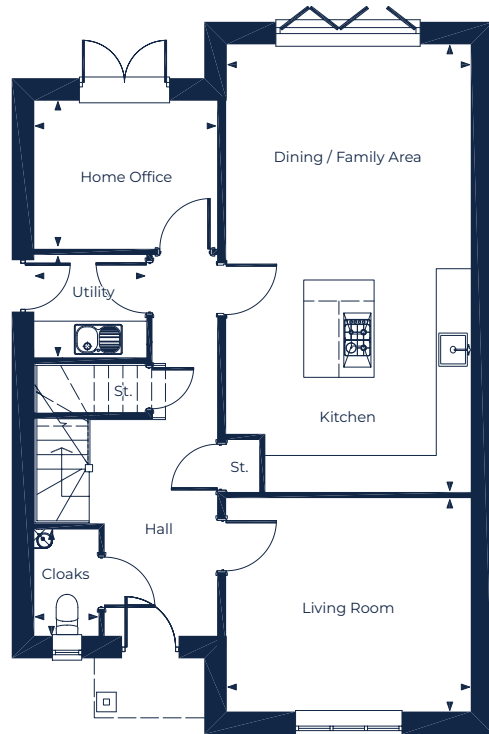
Note: Image for illustrative purposes only.

Plots 16 & 17 | Sq. ft 1591

A well-planned house designed for your growing family with the heart of the home being the spacious, high specification kitchen and dining area.

Bedrooms 1 and 2 include ensuites and fitted wardrobes. Bi-fold doors to the kitchen/dining area into the rear garden with open countryside beyond. A medium sized garage with driveway.

EXCLUSIVE BY  
**FLETCHER**



## GROUND FLOOR

### Living Room

4.02m x 3.51m (13' 2" x 11' 6")

### Kitchen & Dining / Family Area

4.02m x 7.40m (13' 2" x 24' 3")

### Home Office

3.00m x 2.40m (9' 10" x 7' 10")

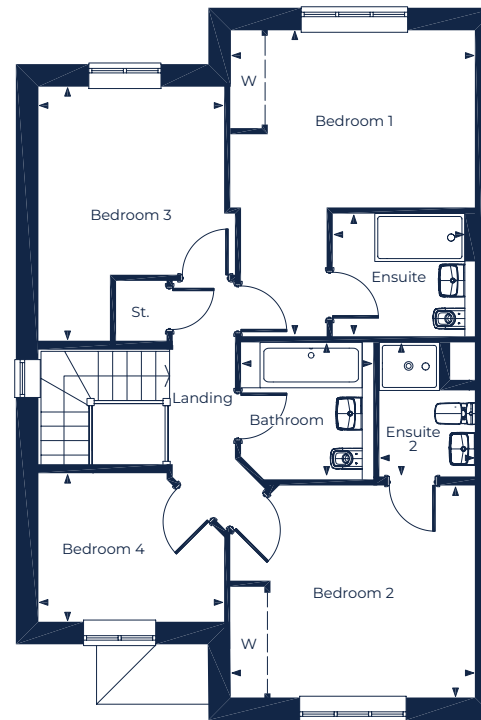
### Utility

1.82m x 1.66m (6' x 5' 5")

### Cloaks

1.03m x 1.73m (3' 5" x 5' 8")

KEY St. = Store | W = Wardrobe



## FIRST FLOOR

### Bedroom 1

4.02m x 5.04m (13' 2" x 16' 6")

### Ensuite 1

2.16m x 1.98m (7' 1" x 6' 6")

### Bedroom 2

4.02m x 3.48m (13' 2" x 11' 5")

### Ensuite 2

1.55m x 2.18m (5' 1" x 7' 2")

### Bedroom 3

3.05m x 4.19m (10' x 13' 9")

### Bedroom 4

3.05m x 2.43m (10' x 8')

### Bathroom

2.15m x 2.18m (7' 1" x 7' 2")

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