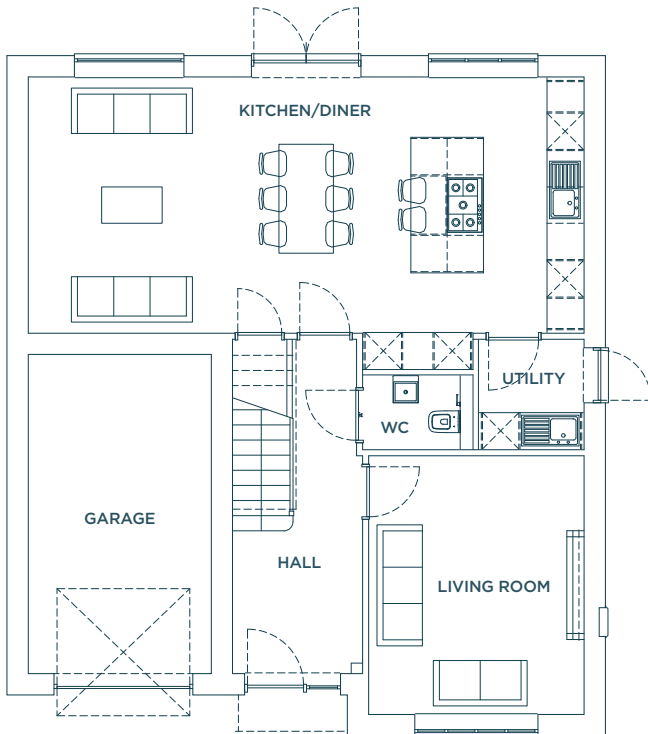


# The Ascot

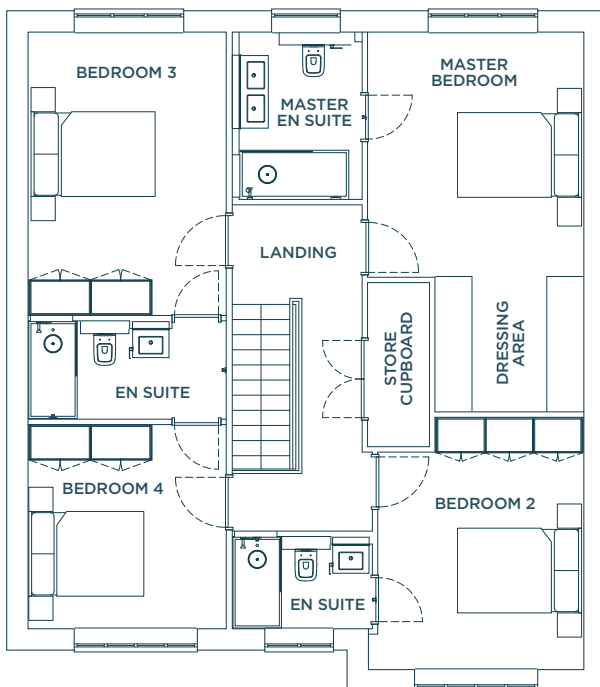
## Silver Birch Close

Gross Internal Area 1,778 SQ FT



### Ground floor

|                |                  |
|----------------|------------------|
| Kitchen/Dining | 30' 1" x 13' 10" |
| Living Room    | 13' 11" x 11' 7" |
| Utility        | 5' 11" x 5' 8"   |
| WC             | 5' 11" x 4'      |
| Hall           | 18' 1" x 7'      |
| Garage         | 17' 4" x 9' 11"  |



### First floor

|                      |                 |
|----------------------|-----------------|
| Master Bedroom       | 13' 2" x 11' 8" |
| Dressing Area        | 8' x 7' 4"      |
| Master En Suite      | 9' x 6' 7"      |
| Bedroom 2            | 11' 8" x 11' 1" |
| Bedroom 2 En Suite   | 7' 6" x 4' 11"  |
| Bedroom 3            | 15' 3" x 10' 8" |
| Bedroom 3/4 En Suite | 10' 8" x 5' 3"  |
| Bedroom 4            | 11' x 10' 8"    |
| Store Cupboard       | 8' 9" x 3' 3"   |
| Landing              | 17' 7" x 7' 6"  |

Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales advisor for details of the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.