



## A generously proportioned three bedroom semi-detached/detached home

The Maple is a generous three-bedroom home featuring a contemporary kitchen complete with modern appliances and open-plan living space, complete with French doors that lead to the rear garden. Across from the kitchen, there's a convenient guest WC. The home offers ample storage options, including an under-stair cupboard, as well as additional storage on the landing and in the bathroom.

Upstairs, you'll discover two spacious bedrooms plus a third bedroom that provides a convenient and versatile space, ideal for a home office or playroom. Each of these rooms offers a bright and airy atmosphere and the principal bedroom boasts its own stylish en suite. The landing provides access to a useful storage cupboard, as well as a sleek and modern family bathroom offering contemporary sanitary ware.

A smart thermostat control helps you manage your heating throughout, ensuring that your home is a comfortable temperature all year-round. This home also includes a garage\*, perfect for storage and parking.

### Key Points

- High-specification kitchen, perfect for everyday living
- Open-plan living space with French doors to the rear garden
- Dedicated EV charge point
- Renewable energy compliant Air Source Heat Pump and Hot Water Cylinder
- Quality flooring fitted throughout
- Attached garage for storage and parking

\* Plot 17 does not come with garage. Some plots come without render and/or with a different roof pitch. Please ask the sales adviser for more information.

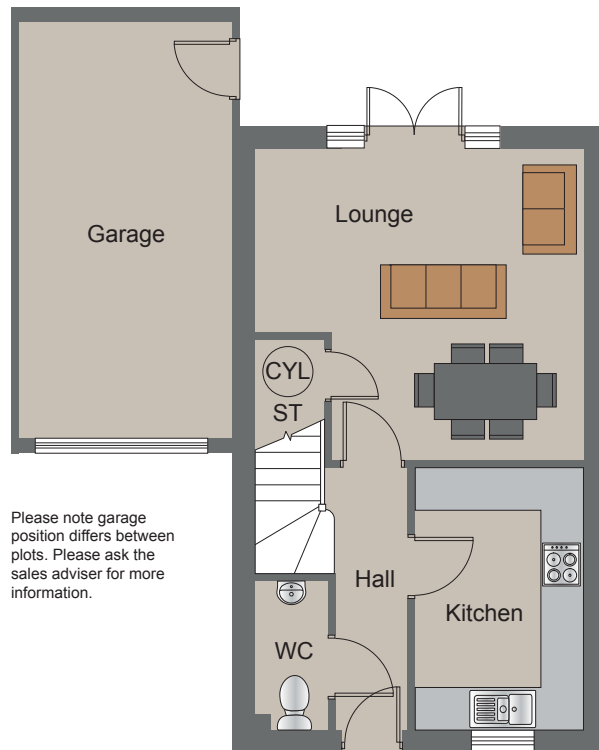
# The Maple

## 3 Bedroom Home

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Dimensions provided are all taken to face of plaster unless stated otherwise.

### GROUND FLOOR



### Ground Floor

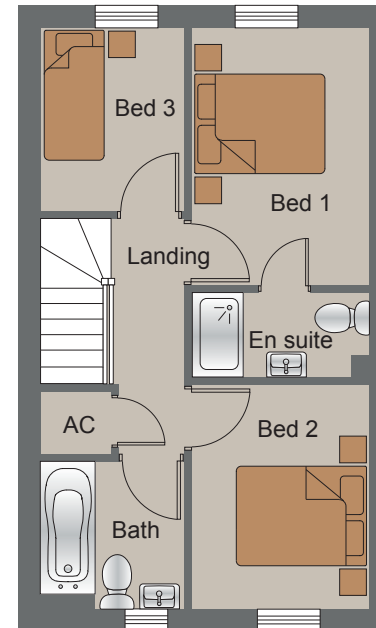
**Lounge/Dining** – 4620 x 4430mm excluding cupboard

**Kitchen** – 3720 x 2345mm

**WC** – 1015 x 2080mm

**ST** – 885 x 965mm raised floor

### FIRST FLOOR



### First Floor

**Bed 1** – 3660 x 2500mm

**Bed 2** – 3170 x 2495mm

**Bed 3** – 2600 x 2000mm

**Bath** – 1995 x 2060mm

**En suite** – 1200 x 2475mm

**AC** – 945 x 1712mm

**Net internal floor area** – 76.4 square metres

\*Diminishing under stairs

All images, photographs and dimensions are for illustrative purposes only and are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. The dimensions given are illustrative for this house type, individual properties may differ and dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.