

# The Hazel



## 3 bedroom home

**The well-equipped kitchen and combined dining room in this generously proportioned home provide a focal point for those all-important family mealtimes, as well as access to the rear garden via sliding patio doors.**

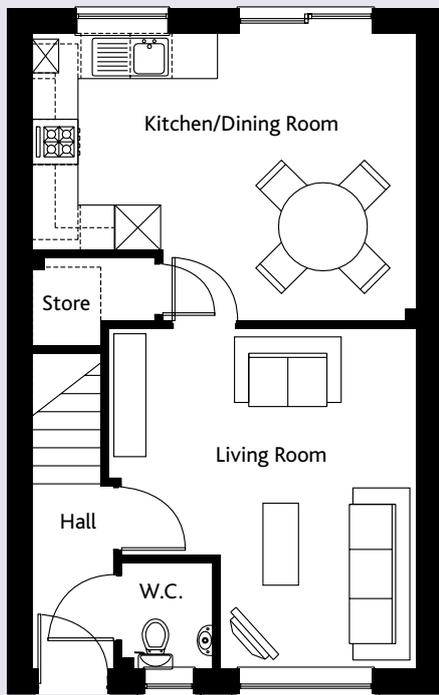
The adjoining living room, which opens onto a separate hall, is bright and spacious, and there is a downstairs cloakroom and storage space beneath the stairs.

Upstairs, three generous bedrooms, complete with a master en-suite, provide plenty of space for a young family to grow.

Standard fixtures and finishes in The Hazel 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.

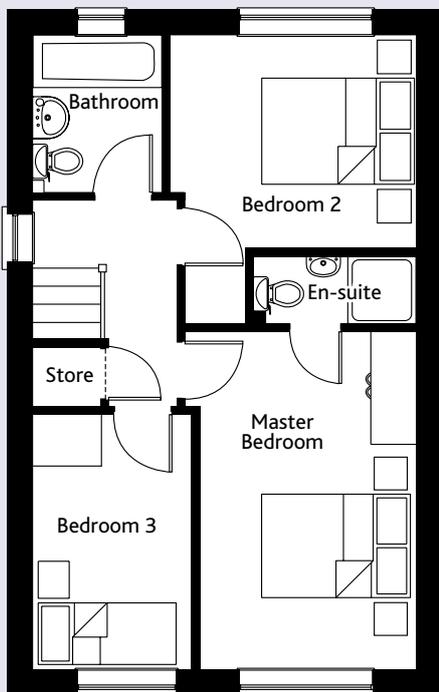
All kitchen and bathroom appliances and fixtures are of a very high standard and every Cannon Kirk home has an NHBC 10 year "Buildmark" new homes warranty.

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## Ground Floor

	mm	ft
Kitchen/Dining Room	3820 x 4465	12'6 x 14'8
Living Room	4530 x 4065	14'10 x 13'4
W.C.	1415 x 1200	4'6 x 3'11



## First Floor

	mm	ft
Master Bedroom	4500 x 2865	14'9 x 9'5
Master En-suite	910 x 2150	3'0 x 7'1
Bedroom 2	2840 x 3255	9'4 x 10'8
Bedroom 3	3400 x 2100	11'2 x 6'11
Bathroom	2100 x 1710	6'11 x 5'7

**Gross Internal Floor Area** 85.5 sq m (921 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.