

HIGHFIELDS SQUARE
LITTLEPORT • CAMBRIDGESHIRE

THE MERRYWEATHER



THE MERRYWEATHER 4 BEDROOM HOME

This four bedroom, well proportioned home has an extensive lounge, large kitchen/dining room, utility, en-suite and cloakroom with WC.

Classically laid out with a large hallway, it also features double French doors to the rear. There is a choice of high quality kitchens which include a double oven, chimney extractor fan and hob. The bathroom, en-suite and cloakroom are graced by specially selected white designer sanitaryware.

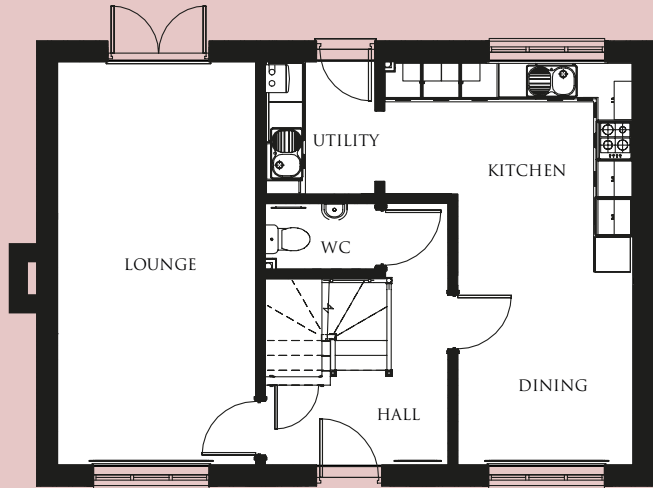
All remaining fixtures and fittings, from the panelled doors to the hardwood handrails on the stairs, have been carefully chosen to add the perfect finishing touches.

For further details ask at the Highfields Square Marketing Suite or contact one of our Sales Advisors.

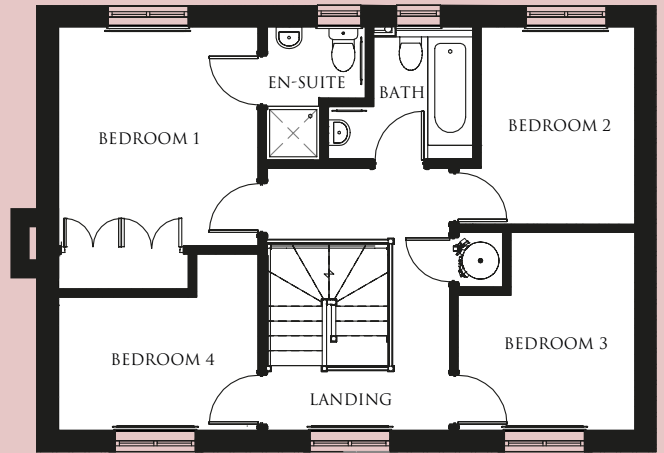
There is a variation of a Merryweather where some window and door positions may vary, please consult a sales advisor.

BUILDING A SENSE OF PLACE
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CANNON KIRK
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
GROUND FLOOR		
Lounge	6,310 x 3,100	20'8" x 10'2"
Kitchen/dining room	6,310 x 3,345	20'8" x 11'
Utility	2,070 x 1,716	6'9" x 5'7"
WC	1,025 x 1,716	3'4" x 5'7"
FIRST FLOOR		
Bedroom 1	3,430 x 3,140	11'3" x 10'4"
Bedroom 1 en-suite	2,092 x 1,570	6'10" x 5'2"
Bedroom 2	3,095 x 2,415	10'2" x 7'11"
Bedroom 3	3,110 x 2,772	10'2" x 9'1"
Bedroom 4	2,100 x 3,140	6'11" x 10'4"
Bathroom	2,092 x 1,600	6'10" x 5'3"
GROSS INTERNAL FLOOR AREA: 108.65 sq m (1,170 sq ft)		

All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary. 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. Please consult a Sales Advisor. 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 this development.

PLOT: 450



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