



ARTIST IMPRESSION



4 BEDROOM HOME

THE HAMBLETON

A MODERN HOME FEATURING:

- > Entrance hallway
- > Contemporary kitchen /diner
- > French doors leading to garden
- > Separate utility room
- > Ground floor cloakroom
- > Master bedroom with shower room
- > Family bathroom
- > Under stairs storage

BEAL HOMES
a total lifestyle concept

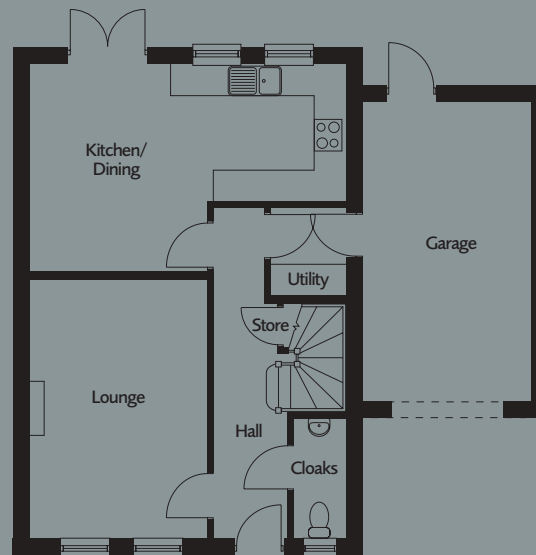
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THE BEAL DIFFERENCE:

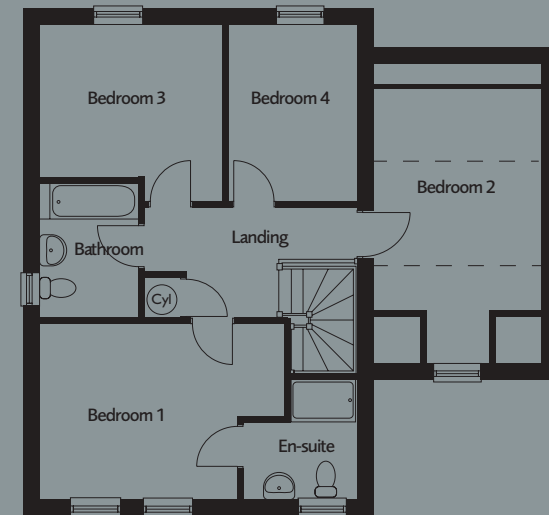
- > Ability to change internal layout - creating a bespoke house*
- > Choice from 'PLATINUM' range of kitchens and features
- > Kitchen design service to customise the layout to suit you*
- > Choice of designer internal fittings & fixtures
- > Choice of fire and surround
- > Choice of contemporary ceramic tiling
- > Security alarm system
- > 'Low maintenance' windows, fascias and soffits
- > 6ft privacy fencing to garden
- > Patio area to French doors
- > Extensive list of 'fitted as standard' items

GROUND FLOOR



LOUNGE 16'0" (4.87m) x 11'1" (3.37m)
KITCHEN/DINING AREA 19'6" (5.96m max)
x 12'10" (3.92m max)
CLOAKS 7'4" (2.24m) x 3'3" (0.99m)
UTILITY 4'8" (1.42m) x 5'5" (1.66m)

FIRST FLOOR



BEDROOM 1 15'1" (4.61m max) x 10'10" (3.30m)
BEDROOM 2 16'11" (5.17m max) x 10'4" (3.15m)
EN-SUITE 7'0" max (2.13m max) x 7'4" max (2.25m max)
BEDROOM 3 11'3" max (3.44m max) x 10'10" max (3.31m max)
BEDROOM 4 10'10" (3.31m) x 7'10" (2.40m)
BATHROOM 8'3" (2.51m) x 6'2" (1.87m)

Important Notice

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or warranty. *Subject to stage of construction at time of reservation, and building regulations where applicable.

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