



## 3 BEDROOM HOME

A WELL APPOINTED HOME FEATURING:

- > Entrance hallway
- > Kitchen /diner with French doors leading to garden
- > Ground floor cloakroom
- > Family bathroom

## THE ROSEDALE

**BEAL HOMES**  
a total lifestyle concept

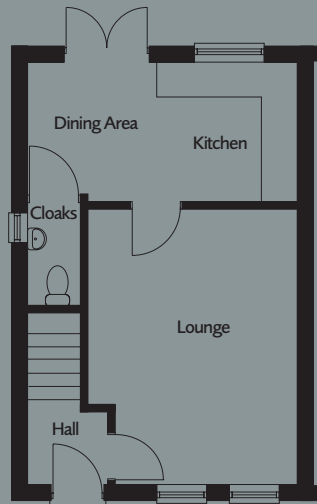
# THE ROSEDALE

## 3 BEDROOM HOME

### THE BEAL DIFFERENCE:

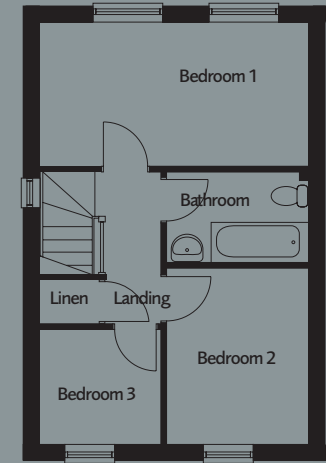
- > Ability to change internal layout - creating a bespoke house\*
- > Kitchen design service to customise the layout to suit you\*
- > Choice of designer internal fittings & fixtures
- > Choice of fire and surround
- > Choice of contemporary ceramic tiling
- > Security alarm system
- > 'Low maintenance'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

### GROUND FLOOR



**LOUNGE** 15'6"max (4.72m max) x 11'7"max (3.54m max)  
**KITCHEN/DINING AREA** 15'1" (4.60m) x 8' (2.44m)  
**CLOAKS** 5'5" (1.65m) x 3'2" (0.95m)

### FIRST FLOOR



**BEDROOM 1** 15'1" (4.60m max) x 8'1" (2.47m)  
**BEDROOM 2** 9'11" (3.01m) x 8' (2.43m)  
**BEDROOM 3** 6'9" (2.06m) x 6'5" (1.96m)  
**BATHROOM** 8' (2.43m) x 5'2" (1.57m)

#### 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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