

The Rugby

3-bedroom detached home

Designed with growing families in mind, the Rugby is full of thoughtful touches. Downstairs, there's a spacious living room with a bay window looking out onto the front garden. Walk through into a modern open-plan kitchen and dining area and you'll find French doors that create a lovely bright and airy space and give you quick access to the garden, as well a utility room for extra storage space and downstairs cloakroom.

Upstairs there's a generous principle bedroom with en-suite shower room and walk-in wardrobes, as well as two further bedrooms with home office potential and a modern family bathroom with a separate shower.



All drawings, plans, and images are for illustrative purposes only. Room measurements are approximate. Finishes and layouts may vary and, during the construction process, plans might be subject to change. For more information, speak to your sales consultant.

Features

- Open-plan kitchen and dining area, opening out onto rear garden
- Spacious separate living room
- Utility room
- Cloakroom, family bathroom and principle bedroom en-suite shower room
- Private garden reached through French doors
- High quality Smeg kitchen appliances
- Built-in wardrobes
- Single garage
- HIVE smart home system

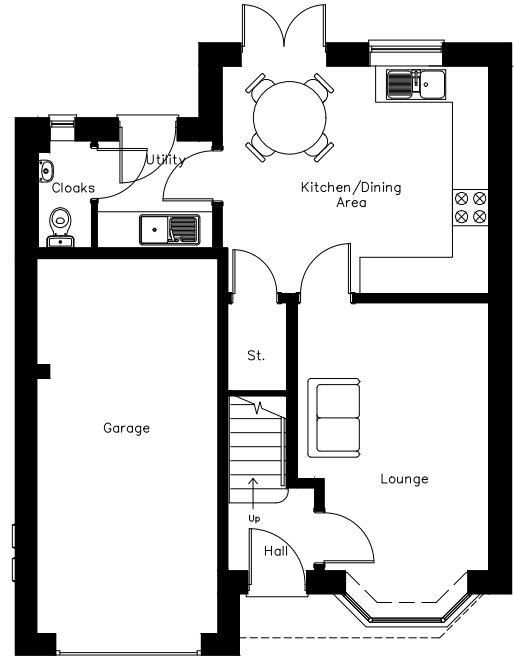
Room Dimensions

Ground Floor

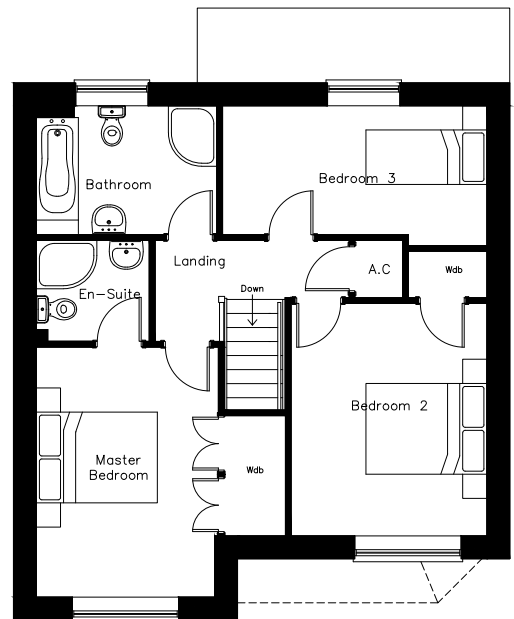
Lounge	2725(min)x 4434mm 3225(max)	8'11" x 14'6" 10'6"
Kitchen/Dining	4375mm x 3764mm	14'4" x 12'4"
Utility	1950mm x 1773mm	6'4" x 5'9"
Cloakroom	880mm x 1773mm	2'10" x 5'9"

First Floor

Bedroom 1 En-suite	2923(min) x 4134mm 1867mm x 1664mm	9'7" x 13'6" 6'1" x 5'5"
Bedroom 2	3272mm x 3844mm	10'8" x 12'7"
Bedroom 3	4370mm x 2309mm	14'4" x 7'6"
Bathroom	2983mm x 2130mm	9'9" x 6'11"



Ground Floor



First Floor



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