

# The Douglas

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## 3-bedroom home

The unique shape of The Douglas offers lots of room, with a combined kitchen and dining room and adjacent lounge providing plenty of living space. The master bedroom has an en-suite shower room and built-in wardrobe, so you can treat yourself to a little luxury, while the other two bedrooms share a generous family bathroom complete with bathtub.



# Features

- Unique corner plot
- Open plan kitchen and dining area looking out on landscaped rear garden
- Spacious separate lounge with window to front garden
- Cloakroom, family bathroom, and master bedroom en-suite
- High quality kitchen appliances
- Stainless steel integrated oven, 4-ring hob and chimney hood extractor fan
- Built-in wardrobe in master bedroom
- Landscaped garden reached through French doors

# Room dimensions

## Ground Floor

### LOUNGE

ARROW A -	3574 mm	11'8"
ARROW B -	4764 mm	15'7"
ARROW C -	3400 mm	11'1"

### KITCHEN / DINING

ARROW D -	3500 mm	11'5"
ARROW E -	2300 mm	7'6"
ARROW F -	2400 mm	7'10"

CLOAKROOM	1620 x 920 mm	5'3" x 3'0"
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## First Floor

### BEDROOM 1

ARROW A -	2872 mm	9'5"
ARROW B -	3579 mm	11'8"

EN-SUITE	1855 x 2103(max) mm 1190(min)	6'1" x 6'10" 3'10"(min)
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BEDROOM 2	3415 x 2720 mm	11'2" x 8'11"
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### BEDROOM 3

ARROW C -	1277 mm	4'2"
ARROW D -	2530 mm	8'3"
ARROW E -	2432 mm	7'11"

BATHROOM	2120 x 1882 mm	6'11" x 6'2"
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