



# The Rother

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## 2 bedroom home

Step inside the Rother and you'll find an inviting lounge leading through to an open plan dining kitchen with door leading out onto the garden, it's a light, bright, comfortable space, whether you're cooking for the family or hosting friends. A useful downstairs cloakroom finishes off the ground floor.

To the first floor are two good sized bedrooms, both with built-in wardrobes and an attractive modern bathroom.



# Features

- *Inviting lounge*
- *Open plan dining kitchen with door to garden*
- *Downstairs cloakroom*
- *Two good sized bedrooms with built-in wardrobes*
- *High quality Smeg kitchen appliances*
- *Hive smart heating system*
- *Fully turfed rear garden*

# Room Dimensions

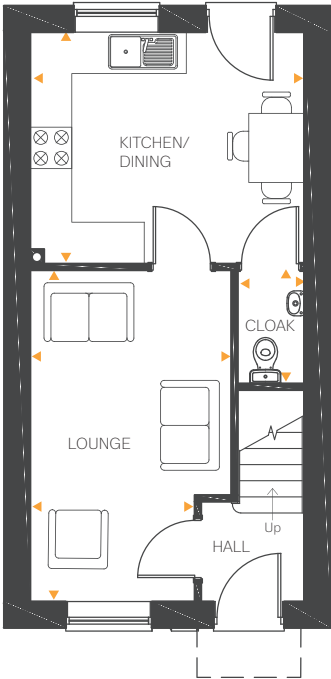
## Ground Floor

Lounge	15'7" x 9'6" (max) 7'8" (min)	4.76m x 2.89m (max) 2.33m (min)
Kitchen/Dining	12'9" x 10'11"	3.90m x 3.33m
Cloakroom	5'10" x 2'11"	1.79m x 0.91m

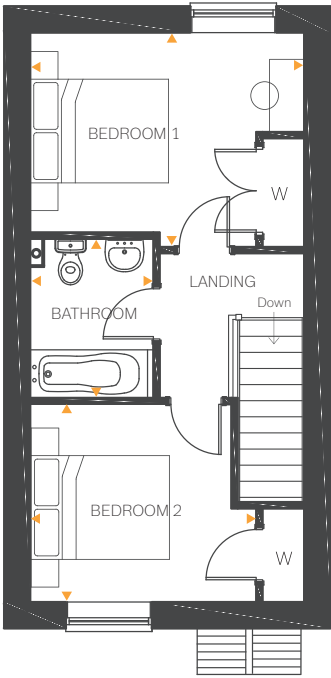
## First Floor

Bedroom 1	12'9" x 10'4"	3.90m x 3.16m
Bedroom 2	10'8" x 9'2"	3.25m x 2.81m
Bathroom	7'6" x 5'10"	2.30m x 1.77m

Ground Floor



First Floor



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.