



PLOTS 1 & 2

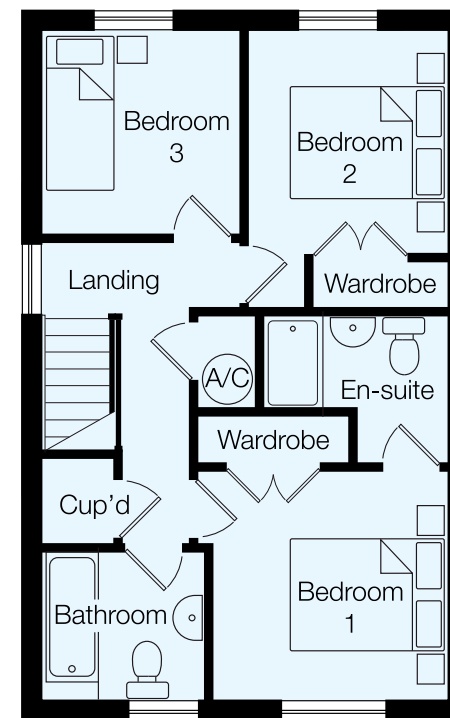
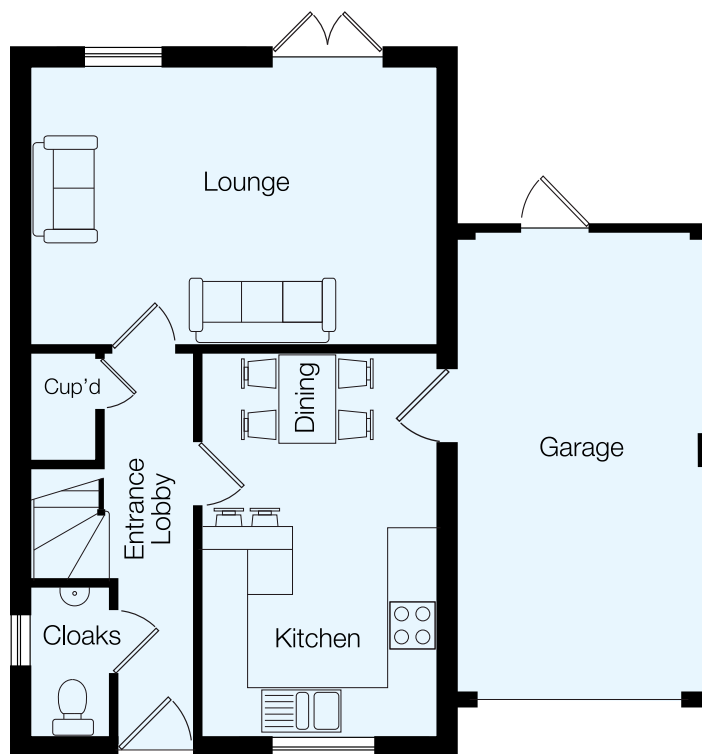
3 BEDROOM HOME AT ST JAMES CLOSE
(plot 2 shown, plot 1 handed)

Artist's Impression is indicative, external finishes and features may vary.

Court Property
Developers Ltd.

Key features:

- Link Detached
- 3 bedrooms, one with en-suite shower room
- Garage
- Built in wardrobes to master bedroom and 2nd bedroom
- Renewable Energy Air Source Heat Pumps for heating & hot water. No gas
- Highly insulated and energy efficient
- Ample parking with oversized parking bays
- Floor coverings provided to kitchen & bathrooms
- Fitted kitchen
- Fully landscaped gardens and grounds
- 10 year NHBC structural warranty
- Safe area and cul-de-sac community
- Wonderful village location



GROUND FLOOR

Lounge	5.320m x 3.650m
Kitchen/Dining	3.080m x 5.040m
Cloaks	1.000m x 1.720m
Garage	3.275m x 6.090m

FIRST FLOOR

Bedroom 1	3.080m x 3.000m
Bedroom 1 Ensuite	2.400m x 1.800m
Bedroom 2	2.600m x 3.650m
Bedroom 3	2.600m x 2.675m
Bathroom	2.120m x 1.930m



Backed by
HM Government

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FLOOR PLANS & DIMENSIONS

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

