



PLOTS 8 & 12

3 BEDROOM HOME AT ST JAMES CLOSE

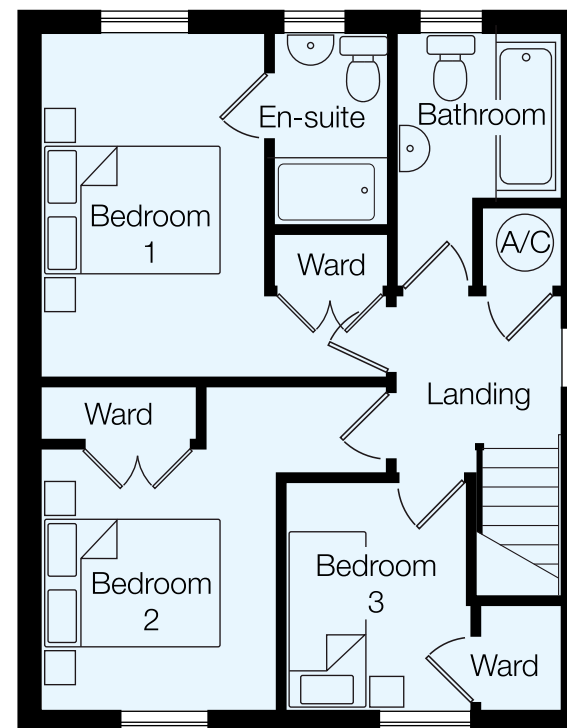
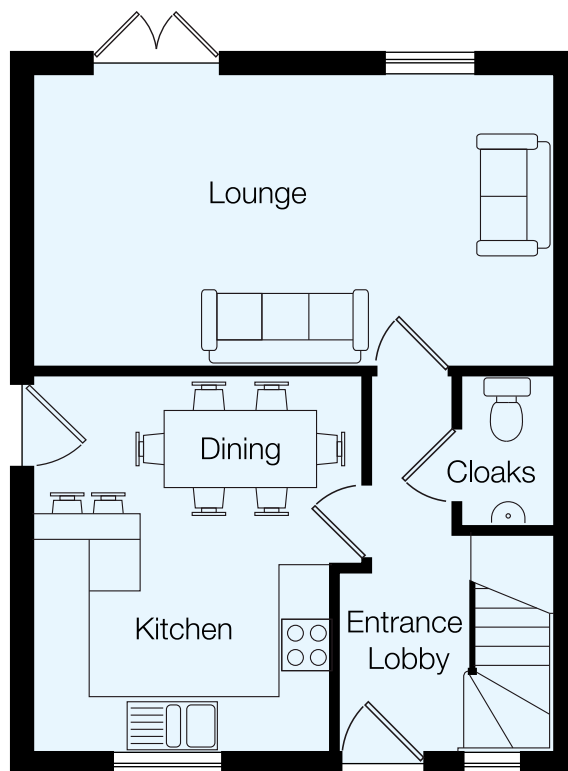
(plot 8 shown, plot 12 is brick)

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

Court Property
Developers Ltd.

Key features:

- Detached
- 3 bedrooms, one with en-suite shower room
- 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 kitchens & 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	6.000m x 3.330m
Kitchen	4.350m x 3.450m
Dining	4.350m x 3.800m
Cloaks	1.000m x 1.750m

FIRST FLOOR

Bedroom 1	2.575m x 4.000m
Bedroom 1 Ensuite	1.320m x 2.180m
Bedroom 2	2.700m x 3.720m
Bedroom 3	2.100m x 2.620m
Bathroom	1.875m x 1.875m



Backed by
HM Government

PLOT 8

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.

