



# the elder

4 BEDROOMS

OVERALL 110.56 M<sup>2</sup> | 1190 FT<sup>2</sup>

The property is opened by a central hallway, leading onto a front-facing living room space and a contemporary kitchen-diner, with french doors bringing the outside in. A utility and WC completes the floor.

A large landing space opens up onto three double bedrooms, with the master featuring an en-suite, a single bedroom and a spacious family bathroom complete the upper floor.





# the elder

4 BEDROOMS

OVERALL 110.56 M<sup>2</sup> | 1190 FT<sup>2</sup>

Ground	Metric (m)	Imperial
Living	3.98 x 4.59	13'0" x 15'0"
Kitchen / Dining	6.29 x 2.78	20'7" x 9'1"
Utility	1.75 x 2.78	5'8" x 9'1"

First	Metric (m)	Imperial
Bed 1	3.17 x 4.21	10'4" x 13'9"
Ensuite	3.17 x 1.52	10'4" x 4'11"
Bed 2	2.94* x 3.92	9'7" x 12'10"
Bed 3	2.94* x 3.37	9'7" x 11'0"
Bed 4	3.17 x 3.12	10'4" x 10'2"
Bathroom	2.31 x 1.98	7'6" x 6'5"

\*Maximum Size



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. June 2023.