THE AZURE

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An attractive double fronted, light and airy three bedroom semi-detached house, with a central hallway leading to a separate kitchen/diner and dual aspect lounge.

The kitchen is enhanced by French doors opening onto the rear garden and a spacious utility.

To the first floor there are three bedrooms, the master benefitting from an ensuite.


## THE AZURE FEATURES

Benefit from Choose your Floorplan

## Double fronted

Separate lounge and kitchen/diner

Attractive french doors from the kitchen, opening onto the garden

## Utility

Private driveway


GROUND FLOOR

|  | METRES | FEET \& INCHES |
| :--- | :---: | ---: |
| Kitchen/Dining | $5.16 \times 2.74$ | $16^{\prime} 11 I^{\prime \prime} \times 9^{\prime} 0^{\prime \prime}$ |
| Utility | $1.65 \times 2.06$ | $5^{\prime} 5^{\prime \prime} \times 6^{\prime} 9^{\prime \prime}$ |
| Living Room | $5.16 \times 2.89$ | $16^{\prime} 1 I^{\prime \prime} \times 9^{\prime} 6^{\prime \prime}$ |
| WC | $1.60 \times 1.05$ | $5^{\prime} 3^{\prime \prime} \times 3^{\prime} 5^{\prime \prime}$ |

FIRST FLOOR - OPTION I

|  |  |  |
| :--- | :---: | :---: |
|  | METRES | FEET \& INCHES |
| Bedroom I | $2.93 \times 3.94$ | $9^{\prime} 8^{\prime \prime} \times 12^{\prime}$ II' |
| Ensuite | $2.21 \times 2.28$ | $7^{\prime} 3^{\prime \prime} \times 7^{\prime} 6^{\prime \prime}$ |
| Bedroom 2 | $3.14 \times 2.96$ | $10^{\prime} 4^{\prime \prime} \times 9^{\prime} 9^{\prime \prime}$ |
| Bedroom 3 | $2.13 \times 2.88$ | $7^{\prime} 0^{\prime \prime} \times 9^{\prime} 6^{\prime \prime}$ |
| Bathroom | $1.92 \times 1.96$ | $6^{\prime} 4^{\prime \prime} \times 6^{\prime} 5^{\prime \prime}$ |

FIRST FLOOR - OPTION 2

|  |  |  |
| :--- | :---: | :---: |
|  | METRES | FEET \& INCHES |
| Bedroom I | $5.16 \times 3.94$ | $16^{\prime} I I^{\prime \prime} \times 12^{\prime} \mathrm{II} \mathrm{\prime} \mathrm{\prime}$ |
| Ensuite | $2.21 \times 2.28$ | $7^{\prime} 3^{\prime \prime} \times 7^{\prime} 6^{\prime \prime}$ |
| Bedroom 2 | $3.14 \times 2.96$ | $10^{\prime} 4^{\prime \prime} \times 9^{\prime} 9^{\prime \prime}$ |
| Bathroom | $1.92 \times 1.96$ | $6^{\prime} 4^{\prime \prime} \times 6^{\prime} 5^{\prime \prime}$ |

Floor plans and layouts are approximate sizes. Longest dimension taken within room. Dimensions are taken from Architects drawings, are given to the nearest 15 cm (or equivalent in inches) and may differ in the as-built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should therefore not be used for purchasing items such as furniture or carpets. Each property should be individually measured. Computer generated images and artists' impressions are intended to give an impression of the design, based on information available to the

