

# 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

Seperate 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 x 2.74	6'   " × 9' 0"	
Utility	1.65 × 2.06	5' 5" × 6' 9"	
Living Room	5.16 x 2.89	6'   " × 9' 6"	
WC	1.60 x 1.05	5' 3" × 3' 5"	

FIRST	FLOOR - OPTION I	

#### **FIRST FLOOR - OPTION 2**

	METRES	FEET & INCHES		METRES	FEET & INCHES
Bedroom I	2.93 × 3.94	9'8" x 12'11"	Bedroom I	5.16 x 3.94	6'  " x  2'  "
Ensuite	2.21 × 2.28	7' 3'' × 7' 6''	Ensuite	2.21 × 2.28	7' 3'' × 7' 6''
Bedroom 2	3.14 × 2.96	10' 4'' × 9' 9''	Bedroom 2	3.14 x 2.96	10' 4'' × 9' 9''
Bedroom 3	2.13 × 2.88	7' 0'' × 9' 6''	Bathroom	1.92 × 1.96	6' 4'' × 6' 5''
Bathroom	1.92 x 1.96	6' 4" x 6' 5"			



Floor plans and layouts are approximate sizes. Longest dimension taken within room. Dimensions are taken from Architects drawings, are given to the nearest 15cm (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 artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. Please speak to our Sales Advisor for further information.