

# THE SAGE

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An attractive and spacious three bedroom, semi-detached house that is perfect for family life.

A house designed with a modern kitchen/diner to the rear of the house that benefits from a separate utility and french doors opening to the rear garden. A separate, relaxing front facing living room and conveniently located WC, and under stairs cupboard.

To the first floor, you will find three bedrooms, the master benefiting from an ensuite and a stylish family bathroom.





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## THE SAGE FEATURES

## Benefit from Choose your Floorplan

Modern kitchen/diner featuring french doors opening onto the rear garden

Separate living room

Ensuite to master bedroom

Private driveway







### **GROUND FLOOR**

	METRES	FEET & INCHES
Kitchen/Dining	5.11 x 3.84	16' 9" × 12' 7'
Utility	1.59 x 1.40	5' 3" × 4' 7"
Living Room	$3.16 \times 3.80$	10' 4" × 12' 6'
WC	1.47 × 1.40	4' 10" × 4' 7"

### FIRST FLOOR - OPTION I

	METRES	FEET & INCHES
Bedroom I	$4.02 \times 2.64$	13' 3" × 8' 8"
Ensuite	$0.99 \times 2.34$	3' 3" × 7' 8"
Bedroom 2	$2.87 \times 3.59$	9' 5" × 11' 10"
Bedroom 3	$2.15 \times 2.60$	7' I" × 8' 7"
Bathroom	2.87 × 1.57	9' 5" × 5' 2"

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

	METRES	FEET & INCHES
Bedroom I	5.11 × 3.59	16' 9" × 11' 10"
Ensuite/Bathroom	2.87 × 1.57	9' 5" × 5' 2"
Bedroom 2	2.87 × 3.59	9' 5" × 11' 10"
Ensuite	0.99 × 2.34	3' 3" × 7' 8"



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.