

THE SAGE

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.



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" x 12' 7"
Utility	1.59 x 1.40	5' 3" x 4' 7"
Living Room	3.16 x 3.80	10' 4" x 12' 6"
WC	1.47 x 1.40	4' 10" x 4' 7"



FIRST FLOOR - OPTION 1

	METRES	FEET & INCHES
Bedroom 1	4.02 x 2.64	13' 3" x 8' 8"
Ensuite	0.99 x 2.34	3' 3" x 7' 8"
Bedroom 2	2.87 x 3.59	9' 5" x 11' 10"
Bedroom 3	2.15 x 2.60	7' 1" x 8' 7"
Bathroom	2.87 x 1.57	9' 5" x 5' 2"



FIRST FLOOR - OPTION 2

	METRES	FEET & INCHES
Bedroom 1	5.11 x 3.59	16' 9" x 11' 10"
Ensuite/Bathroom	2.87 x 1.57	9' 5" x 5' 2"
Bedroom 2	2.87 x 3.59	9' 5" x 11' 10"
Ensuite	0.99 x 2.34	3' 3" x 7' 8"

