

The Manse

PEMBROKE HOMES



THREE BEDROOM DETACHED HOME

KEY FEATURES

- Contemporary kitchen diner
- Master bedroom with ensuite
- Dressing area
- Study
- Family bathroom
- Downstairs cloakroom
- CAT 5e cabling & wired for Sky+

The artist's colour drawings is an imaginary viewpoint within an open space area. Pembroke Homes are aiming to achieve the full Secure by Design Accreditation in accordance with current guidelines imposed by the scheme. Please ask your sales representative for a copy of the projected energy ratings for this property type.



SUSTAINABLE

Secured by Design



Police Preferred Specification

EXTRA SECURITY



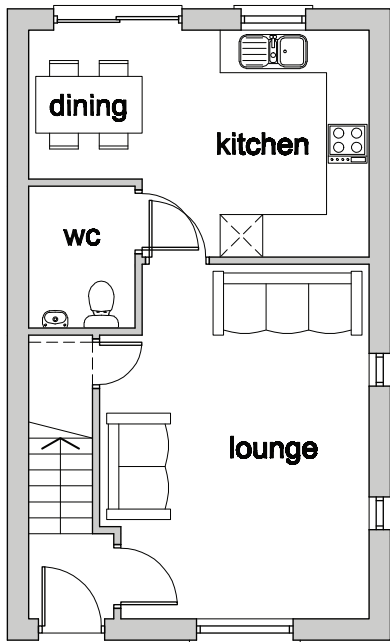
ENERGY EFFICIENT

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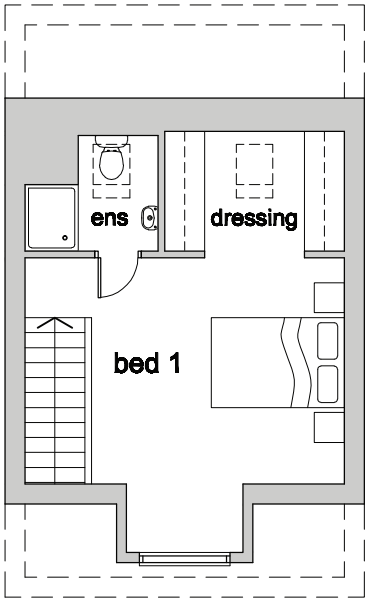
GROUND FLOOR

- HALL**
1.20m X 1.05m
(3'11" X 3'5")
- LOUNGE**
4.90m X 3.85m
(16'1" X 12'8")
- KITCHEN**
3.40m X 3.15m
(11'2" X 10'4")
- DINING AREA**
2.05m X 1.65m
(6'9" X 5'5")
- WC/UTILITY**
2.05m X 1.55m
(6'9" X 5'1")



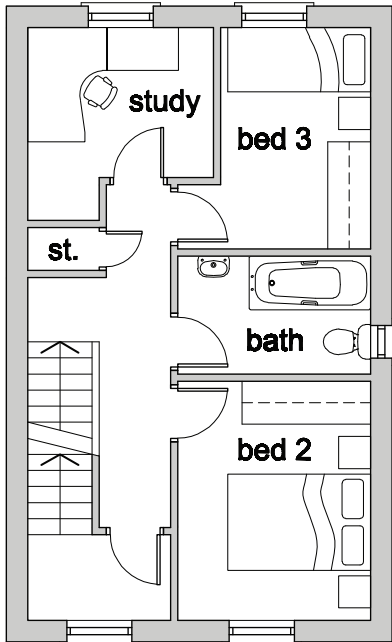
SECOND FLOOR

- BEDROOM 1 LANDING**
2.00m X 1.40m
(6'7" X 4'7")
- BEDROOM 1**
4.80m X 4.45m
(15'9" X 14'7")
- DRESSING AREA**
2.70m X 1.90m
(8'10" X 6'3")
- ENSUITE**
2.00m X 1.90m
(6'7" X 6'3")



FIRST FLOOR

- LANDING**
4.65m X 1.95m
(15'3" X 6'5")
- BEDROOM 2**
3.40m X 2.75m
(11'2" X 9'0")
- BEDROOM 3**
3.15m X 2.75m
(10'4" X 9'0")
- BEDROOM 4/STUDY**
2.70m X 2.60m
(8'10" X 8'6")
- BATHROOM**
2.75m X 1.70m
(9'0" X 5'7")



The floorplans depict a typical layout of this house type. For exact details of plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floorplans shown are not to scale. All measurements are approximate and are measured at the maximum width and length for each room and are subject to change. Staircase areas not included within the above areas. Storage areas and cupboard measurements may not be included.