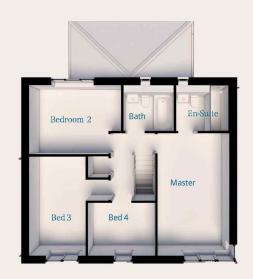


The Durham Garden Room







Ground Floor

 Lounge
 3.51m x 3.29m
 11' 5" x 10' 8"

 Kitchen/Family
 3.45m x 8.39m
 11' 3 x 27' 5"

 Utility
 1.70m x 1.81m
 5' 6" x 5' 9"

 Garden Room
 2.40m x 4.56m
 7' 9" x 15' 0"

All dimensions are maximum.

First Floor

Master Bedroom	5.12m x 3.00m	16' 8" x 9' 8"
En-suite	1.90m x 2.21m	6'2" x 7'3"
Bedroom 2	$2.89 \text{m} \times 3.82 \text{m}$	9'5" x 12'5"
Bedroom 3	4.12m x 2.35 m	13' 6" x 7' 8"
Bedroom 4	$2.20m \times 2.81m$	7' 2" x 9' 2"
Bathroom	1.90m x 2.10m	6'2" x 6'9"

CGIs are for illustrative purposes only; external finishes e.g. roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.