



The Coppice

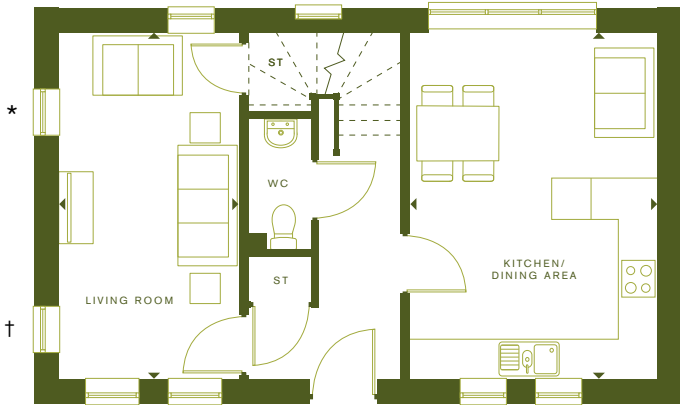
3 bedroom house

Semi-detached

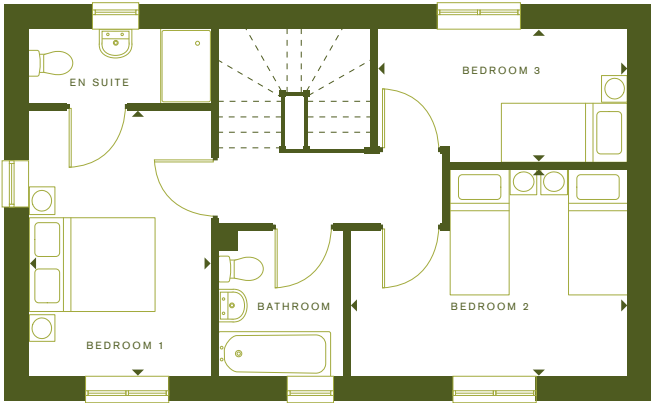
Plots 2, 17, 20, 22, 23, 26, 27, 29, 30 & 31

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

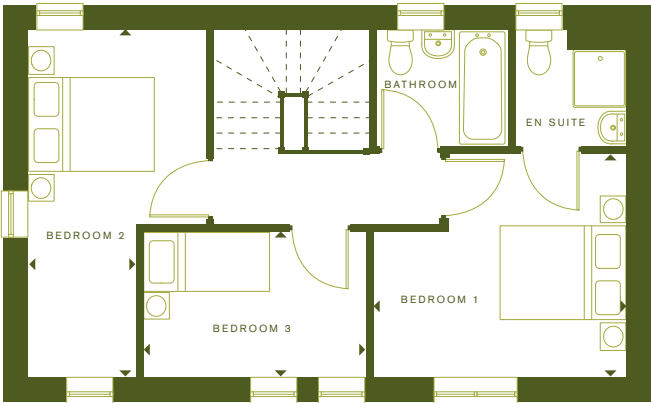
Ground Floor



First Floor



First Floor (Plot 22 only)



Key:

ST – Store

Integrated kitchen appliances included, position may vary. Please speak to a sales consultant for more information.

*window not to plots 17 & 23

†window not to plots 17, 20, 23, 26, 27, 29 & 30

Kitchen/Dining Area

5.24m x 3.76m / 17'2" x 12'4"

Bedroom 1

4.02m x 2.78m / 13'2" x 9'1"

Bedroom 3

3.79m x 2.03m / 12'5" x 6'8"

Living Room

5.24m x 2.75m / 17'2" x 9'0"

Bedroom 2

4.19m x 3.14m / 13'9" x 10'3"

Total Area | 93.40 sq. m. / 1,005.34 sq. ft.

Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Plot 22 dimensions vary, please speak to a sale consultant for more information. Features such as windows, brick and other materials may vary. Dimensions and floorplans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Plans are indicative only. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print. September 2024.