

Darwin Manor

**The Derwent
3 bedroom home**



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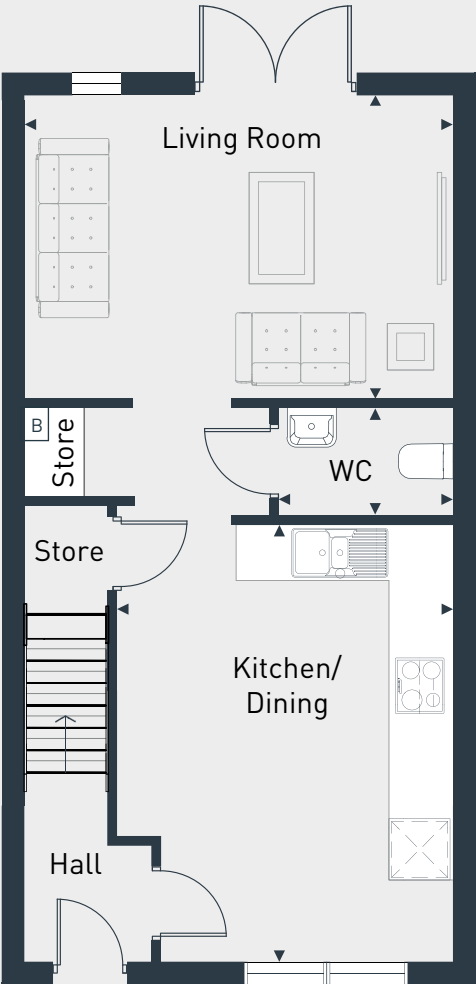


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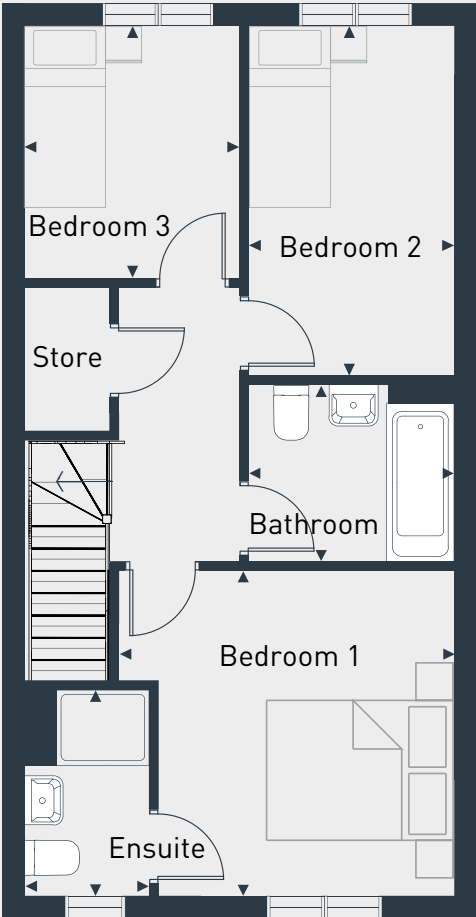
Plots as drawn: 55, 57, 94, 98, 144, 179, 183, 185, 193, 195 & 203

84 sq m / 907 sq ft

Plots handed: 56, 95, 99, 145, 178, 182, 184, 190, 192, 194 & 202



GROUND FLOOR



FIRST FLOOR

* Selected plots will have a window at the top of stairs depending on orientation
* Selected plots will have a bathroom window depending on orientation

DIMENSIONS	m	ft
Kitchen/Dining	4.68m max x 3.58m max	15' 4" max x 11' 9" max
Living	4.53m x 3.28m	14' 10" x 10' 9"
WC	1.85m x 1.14m	6' 1" x 3' 9"

DIMENSIONS	m	ft
Bedroom 1	4.53m max x 2.71m max	14' 0" max x 8' 11" max
Bedroom 2	3.71m x 2.15m	12' 2" x 7' 1"
Bedroom 3	2.69m x 2.28m	8' 10" x 7' 6"
Ensuite	2.10m x 1.03m	6' 10" x 3' 4"
Bathroom	2.67m x 1.92m	8' 9" x 6' 4"



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Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Sizes and dimensions approximate and subject to change.