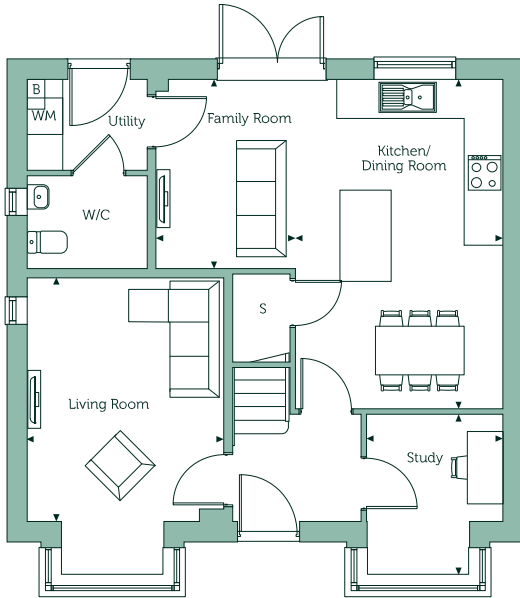


# The Grafton

Orbit Homes at Woodland Valley, Rothwell



## Ground Floor

### Kitchen/Dining Room

11'2" x 17'10" 3.43m x 5.45m

### Living Room

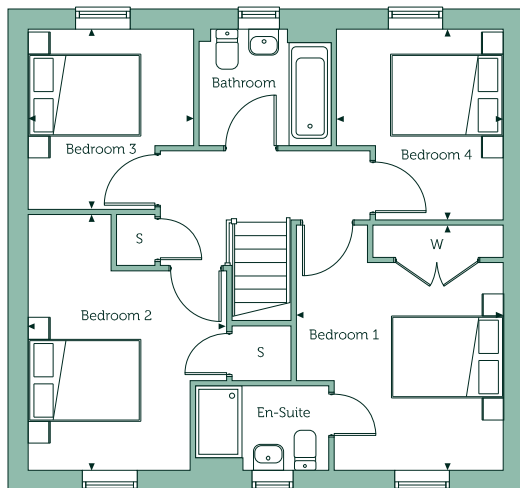
10'8" x 13'2" 3.26m x 4.03m

### Family Room

7'7" x 10'3" 2.31m x 3.14m

### Study

7'4" x 5'9" 2.24m x 1.76m



## First Floor

### Bedroom 1

11'2" x 13'4" 3.42m x 4.06m

### Bedroom 2

10'8" x 13'11" 3.27m x 4.25m

### Bedroom 3

8'11" x 9'8" 2.73m x 2.96m

### Bedroom 4

9'0" x 10'5" 2.76m x 3.18m

### Gross internal area

1293 sq.ft. 120.1 sq.m

Handed Plot 457

## Key

**B** Boiler **S** Store Cupboard **W/M** Space for Washing Machine **W** Built-in Wardrobe

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf is to be used for guidance only. September 2025. 07164-01.