

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.50 x 2.70	11' 6" x 8' 10"
Dining area	3.15 x 2.13	10' 4" x 7' 0"
Sitting room	5.53 x 3.33	18' 2" x 10' 11"

First floor

Bedroom 1	5.54 x 2.94	19' 0" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.60 x 2.17	11' 10" x 7' 1"

The Spruce | X307 (IF) 01 Margate |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

* Windows apply to selected plots only. Please see sales consultant for further details.

** Windows omitted to plots 5 and 11 only. Please see sales consultant for further details.

† Door opens outwards on selected plots. Please see sales consultant for further details.

① Alternative layout applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

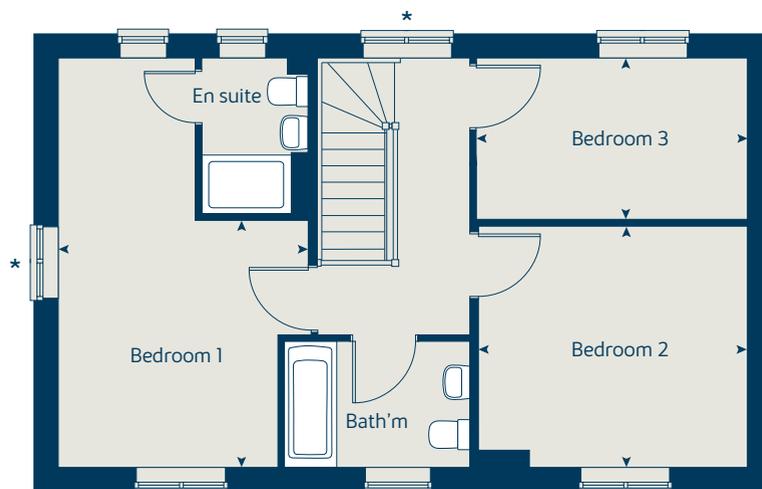
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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L6004_DS04167 / 05.23

First floor



Ground floor

