

# BALVENIE

3 Bedroom Detached Bungalow



HAMILTONGATE



MORLICH





**FLOOR PLAN**

LOUNGE	4170mm x 4370mm	13'8" x 14'4"
VESTIBULE	1770mm x 1650mm	5'10" x 5'5"
KITCHEN/DINING	5925mm x 3775mm	19'5" x 12'5"
BEDROOM 1	3200mm x 3810mm	10'6" x 12'6"
WALK IN WARDROBE	1750mm x 1500mm	5'9" x 4'11"
EN-SUITE	1750mm x 2200mm	5'9" x 7'3"
BEDROOM 2	3180mm x 2850mm	10'5" x 9'4"
BEDROOM 3	3180mm x 2970mm	10'5" x 9'9"
BATHROOM	3180mm x 2075mm	10'5" x 6'10"
UTILITY	1630mm x 3470mm	5'4" x 11'5"
SUN LOUNGE	2970mm x 3225mm	9'9" x 10'7"
GARAGE	3000mm x 7500mm	9'10" x 24'7"
<b>TOTAL FLOOR AREA</b>	145m <sup>2</sup>	

All measurements given above are approximate and intended as a guide only. We are happy to alter, amend or extend any of our house styles to accommodate your individual requirements. The artists impressions are for guidance only please speak to our sales representative for guidance on exact design and specification for individual plots.



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