THE

Feddan 4

Four bedroom house with double garage

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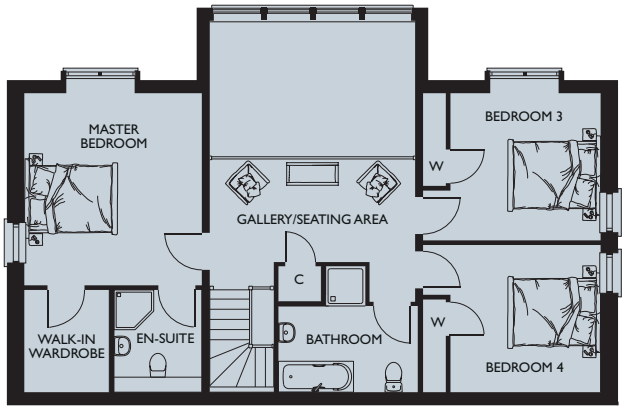
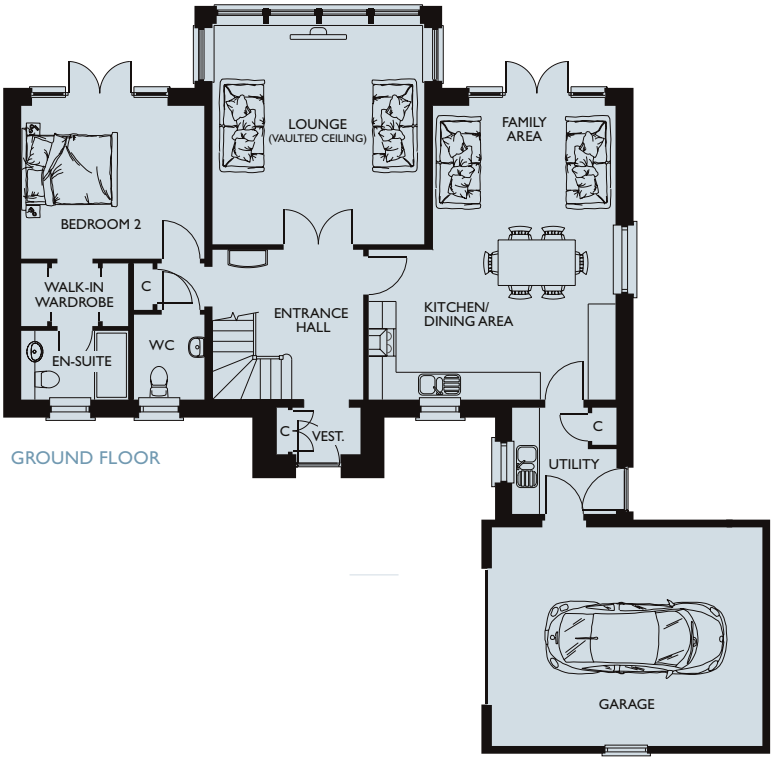


FIRST FLOOR



GROUND FLOOR

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This contemporary designed four bedroom house offers a flexible ground floor layout featuring large glazed areas with two sets of French doors leading to the rear garden. The ground floor family area benefits from a vaulted ceiling and full height glazed window drawing natural light into the room, adjoining entrance hall and upstairs galleried landing. Upstairs, a spacious family bathroom with separate shower enclosure, two good sized double bedrooms with built in wardrobes and a master bedroom duplicating the ground floor bedroom directly below, featuring a walk in wardrobe complete the accommodation.

THE FEDDAN 4 FROM REAR GARDEN

GROUND FLOOR

Lounge	4650 x 4840	(15' 3" x 15'11")
Family area	4020 x 3160	(13' 2" x 10' 4")
Kitchen/Dining area	5420 x 3290	(17' 9" x 10'10")
Entrance hall	3310 x 3305	(10'10" x 10'10")
Bedroom 2	4020 x 3355	(13' 2" x 11' 0")
Walk-in wardrobe	2360 x 1375	(7' 9" x 4' 6")
En-suite 2	2360 x 1510	(7' 9" x 4'11")
WC	1560 x 1865	(5' 1" x 6' 1")
Utility	2290 x 2335	(7' 6" x 7' 8")
Garage	5940 x 4800	(19' 6" x 15' 9")

FIRST FLOOR

Master bedroom	4020 x 3355	(13' 2" x 11' 0")
Walk-in wardrobe	1925 x 2315	(6' 4" x 7' 7")
En-suite 1	1990 x 2315	(6' 4" x 7' 7")
Bedroom 3	4020 x 3335	(13' 2" x 11' 0")
Bedroom 4	4020 x 3335	(13' 2" x 11' 0")
Gallery/Seating area	4650 x 2320	(15' 3" x 7' 7")
Bathroom	3155 x 1950	(10' 4" x 6' 4")
Vestibule	1850 x 1025	(6' 1" x 3' 4")

DESIGN OPTIONS

- Other four bedroom option (**Feddan 4B**)
- Attic storage room above garage
- Sitting area to upstairs galleried landing

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All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustration purposes only. Housetype illustrations are indicative, elevational treatments may vary dependant on development, location and specification.