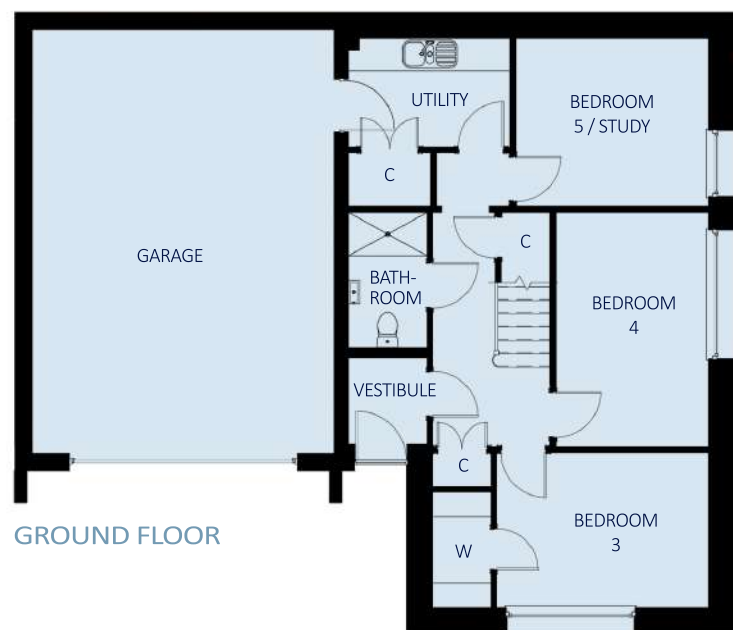




The

Duffus

Five bedroom split level
house with double garage



GROUND FLOOR



FIRST FLOOR

The Duffus

Five bedroom split level house with double garage

Featuring a vaulted ceiling, glazed gable and balcony to the lounge, an open plan kitchen, family, dining area with direct access to the rear garden, double garage and an abundance of built in storage space this five bedroom home offers ample room for growing families to spread their wings.

FIRST FLOOR

Lounge	5370 x 4545	(17' 7" x 14' 11")
Kitchen	6630 x 3210	(21' 9" x 10' 6")
Dining	2965 x 2910	(9' 9" x 9' 7")
Bathroom	2340 x 3210	(7' 8" x 10' 6")
Master Bedroom	3875 x 3455	(12' 9" x 11' 4")
En-Suite	1200 x 2540	(3' 11" x 8' 4")
Walk In Wardrobe	1460 x 2410	(4' 9" x 7' 11")
Bedroom 2	3315 x 3450	(10' 11" x 11' 4")

GROUND FLOOR

Bedroom 3	3895 x 2845	(12' 9" x 9' 4")
Bedroom 4	2800 x 4305	(9' 2" x 14' 1")
Bedroom 5 / Study	3545 x 3080	(11' 8" x 10' 1")
Bathroom	1445 x 2495	(4' 9" x 8' 2")
Utility	2970 x 2000	(9' 9" x 6' 7")
Garage	5550 x 7800	(18' 3" x 25' 7")

DESIGN OPTIONS

- > Open plan Lounge, Kitchen, Dining
- > En-Suite to Bedroom 3
- > Sun lounge extension to rear
- > Door from Garage to Vestibule



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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.