



## 4 BEDROOM SEMI-DETACHED The Hindford



Note: Image for illustrative purposes only.

This four-bedroom, three-storey semi-detached home with parking is new to the Fletcher Homes collection for Guinevere Park and epitomises our commitment to design and quality.

### GROUND FLOOR

- Hallway leads to a light and airy bay-fronted living room.
- Spacious, well-equipped kitchen and dining area which spans the width of the house.
- French doors lead out to the rear garden.
- Separate utility room.
- Cloakroom.

### FIRST FLOOR

- Two double-sized bedrooms and one single bedroom.
- Beautiful main bathroom.

### SECOND FLOOR

- Dedicated to bedroom 1 with en-suite.
- Walk-in dressing area.

Phase 1 - Plots 58 & 59 | Phase 2 - Plots 100 - 103 | Phase 3 - Plots 62 & 63 Sq. ft  
1,237

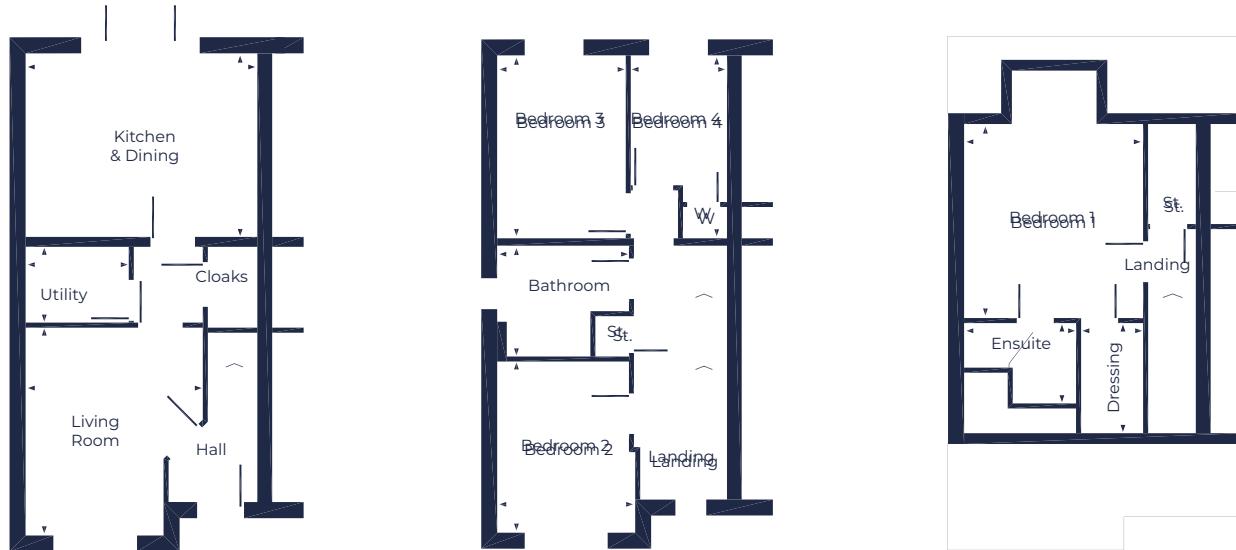
Please note: Materials used vary on each home. Please ask the Sales Consultant for specific details.





# FLOOR PLAN The Hindford

[www.fletcherhomes.co.uk](http://www.fletcherhomes.co.uk)



## GROUND FLOOR

<b>Living Room</b>
3.52m x 4.13m (11'7" x 13' 6")
<b>Kitchen &amp; Dining</b>
4.60m x 3.64m (15'1" x 11'11")
<b>Utility</b>
2.02m x 1.49m (6'8" x 4'11")

## FIRST FLOOR

<b>Bedroom 2</b>
2.73m x 3.42m (8'11" x 11'3")
<b>Bedroom 3</b>
2.55m x 3.63m (8'4" x 11'11")
<b>Bedroom 4</b>
1.91m x 3.64m (6'3" x 11'1")
<b>Bathroom</b>
2.63m x 2.18m (8'7" x 7'2")

## SECOND FLOOR

<b>Bedroom 1*</b>
3.52m x 3.82m (11'7" x 12'6")
<b>Ensuite*</b>
2.19m x 1.54m (7'2" x 5'0")
<b>Dressing*</b>
1.20m x 2.07m (3'11" x 6'10")

\* Denotes restricted headroom

KEY | St. = Store | W = Wardrobe | CC = Hot Water Cylinder Cupboard

**Please Note:** Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This information sheet outlines the plans, specifications and layout for the development at the time of printing. The information has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for precise measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained on this information sheet, they should be raised through your solicitor or conveyancer.