



# THE DUKE

5 BEDROOMS

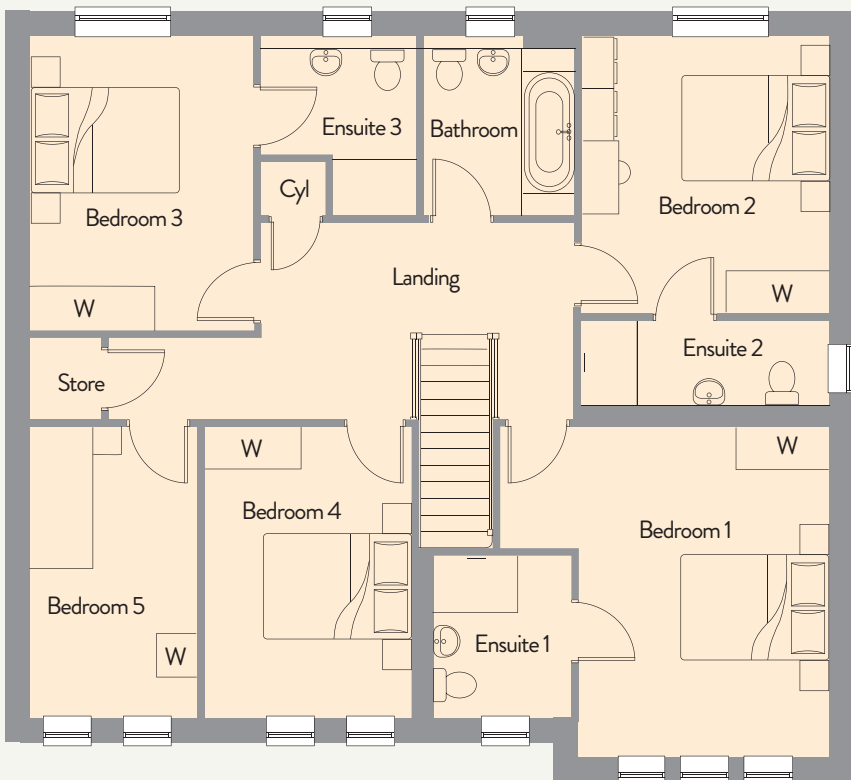
The downstairs of this large property comprises a spacious lounge to the front and a modern open plan kitchen diner / family room, this room opens up onto the rear aspect with bi-fold doors and the ground floor is completed by a utility room, leading to the integral garage.

Upstairs boasts four double bedrooms, three featuring en-suites and is completed by a family bathroom and single bedroom or study.

See the  
specification here



Ground	Metric (m)	Imperial
Lounge	3.61 x 6.15	11' 10" x 20' 2"
WC	1.80 x 1.10	5' 11" x 3' 7"
Kitchen /Dining	9.25 x 3.94	30' 4" x 12' 11"
Utility	1.80 x 2.75	5' 11" x 9' 0"
Garage	5.34 x 5.43	17' 7" x 17' 10"



First	Metric (m)	Imperial
Bedroom 1	4.70 x 4.70	15' 5" x 15' 5"
En-suite 1	1.95 x 2.31	6' 5" x 7' 7"
Bedroom 2	3.55 x 3.99	11' 8" x 13' 0"
En-suite 2	3.55 x 1.20	11' 8" x 3' 11"
Bedroom 3	3.19 x 4.19	10' 6" x 13' 9"
En-suite 3	2.21 x 2.57	7' 3" x 8' 5"
Bedroom 4	2.95 x 4.14	9' 8" x 13' 7"
Bedroom 5	2.40 x 4.14	7' 11" x 13' 7"
Bathroom	2.15 x 2.57	7' 1" x 8' 5"
Overall	195.17 m <sup>2</sup>	2100 ft <sup>2</sup>

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. January 2023.