

The Hamilton Plots: 211 & 212 (Elevations & handings may vary per plot)

The Hamilton is a 4/5 bedroom detached home with integral garage.

Perfect for a family, this stunning detached property is entered through a vestibule into a spacious hallway.

To the left is an expansive lounge with French doors to the south facing garden, and to the back of the property is a fabulous, open plan kitchen and dining area also with French doors to the garden. There is access to the integral garage and utility room, a separate dining room or 5th bedroom and a downstairs WC, with the potential for a bath or shower.

Upstairs, there are four large double bedrooms, most with fitted wardrobes, as well as an en-suite and walk-in wardrobe off the master bedroom. Additionally, there is a further family bathroom.

The home has gas central heating.

Are you interested in this development? Enquire now.

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- Spacious Kitchen/Dining Room
- Ample storage
- Views to the Cheviots
- · Lounge with French doors to garden

- 4/5 Bedrooms
- Master bedroom with En-suite
- Private garden
- Integral garage

Hudson Hirsel LLP give notice that this plan is for illustrative purposes only and does not form part of any contract or constitute any representation or warranty. Any information shown is given in good faith but should not be relied on by the purchaser as a statement of fact. Any areas, measurements (including room sizes) are approximate and may vary. The text, plans and images are for guidance only and not necessarily comprehensive. These images were prepared from preliminary plans and specifications prior to completion of the design and the properties and intended as a guide only. Hudson Hirste LLP reserves the right to amend the specification as necessary without prior notice.



The Hamilton

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Ground Floor

Porch:	1.35 x 1.86m
Lounge:	3.63 x 6.00m
Utility:	1.85 x 2.95m
WC:	1.85 x 2.95m
Kitchen/Dining:	7.08 x 5.39m
Dining/Bed 5	3.90 x 3.46m
Garage	4.40 x 5.76m

First Floor

Bedroom 1:	4.85 x 4.35m
En-suite:	2.66 x 1.80m
Wardrobe:	3.37 x 1.73m
Bedroom 2:	3.90 x 3.52m
Bedroom 3:	2.92 x 3.20m
Bedroom 4:	2.92 x 2.73m
Bathroom:	3.37 x 2.30m

Accommodation of approximately 177 sq ms or 1,905 sq ft. Excludes garage.



