

# PLOT 30

COLUMBUS | Housetype H-4P



4 Bedrooms



3 Bathrooms



4 Toilets



Utility Room



Double Garage



## The Columbus:

A spacious detached four-bedroom home with double garage.

The ground floor comprises an entrance hall, leading through to an open plan family kitchen, dining room and large living room. There's also a downstairs cloakroom, utility room and study.

Upstairs features four double bedrooms – The master bedroom and bedroom 2 benefit from en-suite shower rooms whilst the remaining two double bedrooms share the family bathroom.

### TOTAL FLOOR AREA:

168.6m<sup>2</sup> / 1815 ft<sup>2</sup>



### GROUND FLOOR

**Kitchen /  
Breakfast Room**  
6.3m x 3.0m  
(20'8 x 9'10)

**Utility**  
2.3m x 2.2m  
(7'7 x 7'3)

**Dining Room**  
4.3m x 3.8m  
(14'1 x 12'6)

**Living Room**  
4.8m x 4.7m  
(15'9 x 15'5)

**Study / Playroom**  
3.3m x 2.3m  
(10'10 x 7'7)



### FIRST FLOOR

**Bedroom 1**  
4.6m max / 3.6m min x  
4.8m max / 4.3m min  
(15'1 max / 11'10 min x  
15'9 max / 14'1 min)

**Bedroom 2**  
4.3m max / 3.4m min x  
3.6m max / 3.1m min  
(14'1 max / 11'2 min x  
11'10 max / 10'2 min)

**Bedroom 3**  
4.5m max / 2.6m min x  
3.1m max / 2.2m min  
(14'9 max / 8'6 min x  
10'2 max / 7'3 min)

**Bedroom 4**  
3.4m max x 3.1m max  
(11'2 max x 10'2 max)