



## Irwell

### Kitchen/Dining

3.10 x 3.66m (10'2" x 12'0")

### Living

4.10 x 3.83m (13'6" x 12'7") †

### Bedroom 1

4.10 x 2.60m (13'6" x 8'6")

### Bedroom 2

4.10 x 2.73m (13'6" x 9'0") †

### Bathroom

1.92 x 2.02m (6'4" x 6'8")

# Ascend

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.

† Denotes longest measurement taken.