

## The Maple

4 Bedroom detached (En suite)  
1,336 sq ft (124 sq m)



Detached



2 Double



2 Single



1 En suite



1 Bath

### A space to call home

The Maple is a 4 bedroom detached home with integral single garage and offers lovely frontal aspect lounge , spacious open plan kitchen & dining area at the rear with access via French doors to the garden. To the first floor are two double bedrooms (master with en suite shower), and 2 single bedrooms plus family bathroom .



### Specification

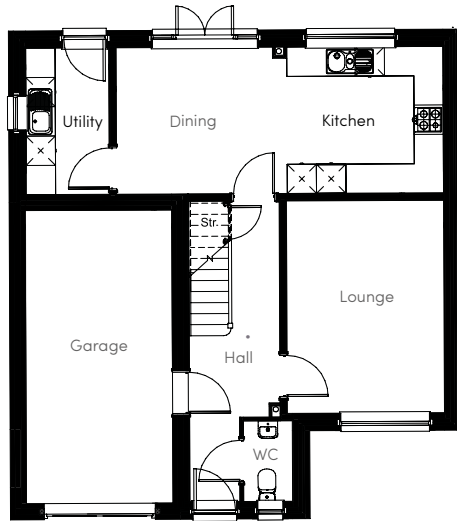
- Integral single garage
- Double oven, hob, extractor fan and fridge freezer
- Spacious open plan kitchen dining area
- French doors leading to rear garden
- En suite shower room to master bedroom
- 2 Double bedrooms & 2 singles
- Energy efficient heating system
- NHBC Ten year warranty

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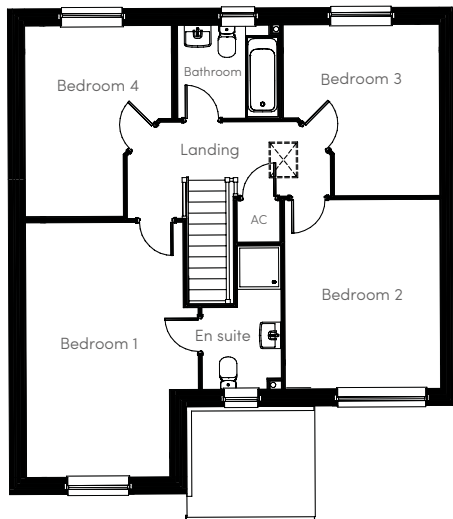
THE MAPLE

# Llanmoor Homes



## Ground Floor

- Lounge  
10' 7" x 14' 3"
- Cloaks  
3' 4" x 5' 8"
- Kitchen/Dining  
21' 11" x 9' 11"
- Garage  
9' 10" x 19' 8"
- Utility  
5' 7" x 9' 11"



## First Floor

- Bedroom 1  
9' 8" x 17' 3"
- Bedroom 3  
10' 7" (max) x 11' 7"
- En suite  
9' 8" (max) x 5' 3"
- Bedroom 4  
9' 11" (max) x 12' 11"
- Bedroom 2  
10' 6" x 12' 10"
- Bathroom  
6' 9" x 6' 4"

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