





\*\*\*\* FANTASTIC FAMILY HOME \*\*\*\* THE PLANE DESIGN IS THE LARGEST DESIGN AVAILABLE ON THE HATTON COURT DEVELOPMENT \*\*\*\* Well proportioned accommodation offering an entrance hall, guest cloakroom, lounge, family room, fitted dining kitchen with a utility room. Four first floor bedrooms, dressing area, two en suite shower rooms and a family bathroom. Garden, drive and a single garage. CALL ABODE FOR AN APPOINTMENT TO VIEW 01283 845888.



HALL

CLOAKROOM

LOUNGE

11'5 x 10'4

FAMILY ROOM

11'5 x 10'4

FITTED DINING KITCHEN

24'6 x 12'9

UTILITY ROOM

FIRST FLOOR

BEDROOM 1

12'3 x 11'1

EN SUITE

DRESSING AREA

BEDROOM 2

16'2 x 12'4

EN SUITE

BEDROOM 3

15'1 x 9'6

BEDROOM 4

12'4 x 9'8

BATHROOM

















### First Floor

Bedroom 1	3.729m x 3.381m 12'3" x 11'1" (incl. bay)
Dressing Area	2.904m x 1.933m 9'6" x 6'4"
Bedroom 2	4.930m x 3.765m 16'2" x 12'4" (max)
Bedroom 3	4.600m x 2.910m 15'1" x 9'6"
Bedroom 4	3.778m x 2.950m 12'4" x 9'8"

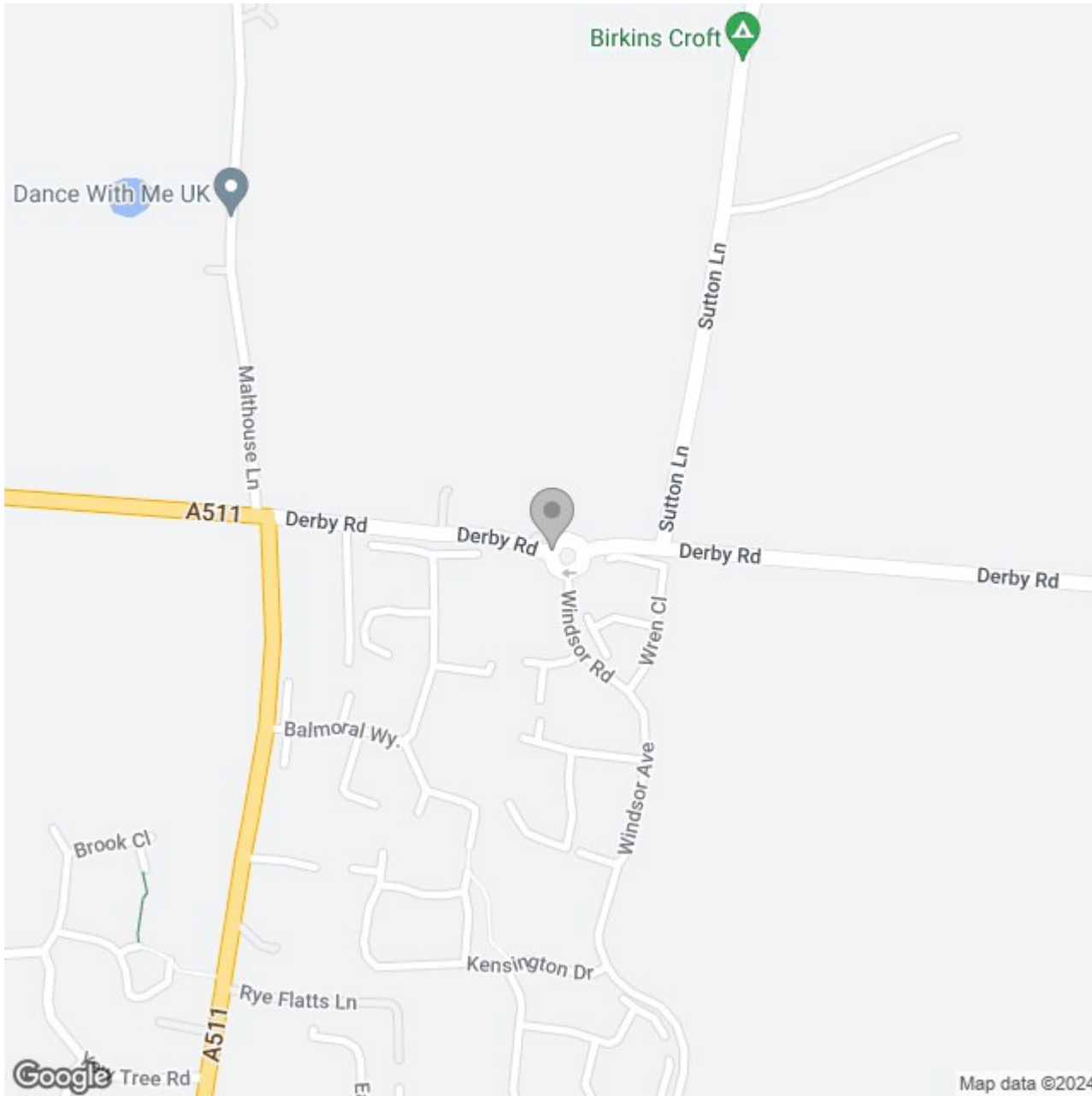


### Ground Floor

Kitchen/Dining Area	7.474m x 3.890m 24'6" x 12'9" (max) (max)
Living Room	4.750m x 3.728m 15'7" x 12'2" (incl. bay)
Family Room	3.480m x 3.165m 11'5" x 10'4"







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	