



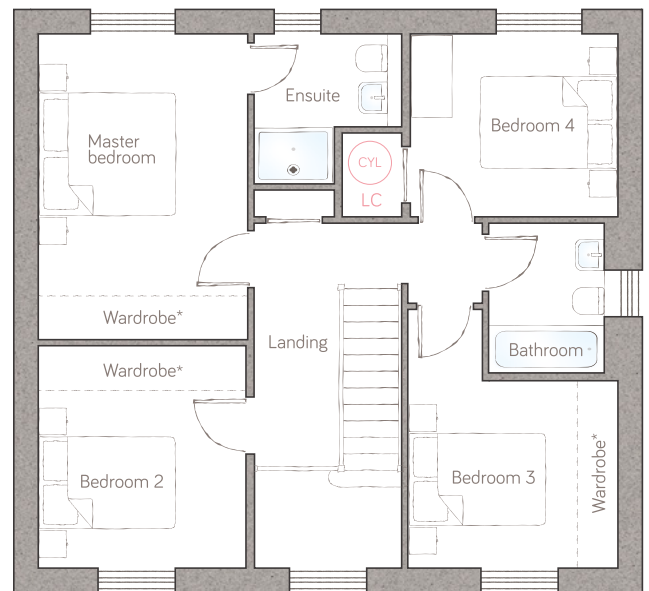
# ivy house

CRAFT COLLECTION • 4 BED, 2 BATH

With a huge family kitchen, dining and casual sitting area running the whole width of the house, this superb 4-bedroom family home offers future-proofed, flexible living space that can grow with you. There are multiple reception rooms, a galleried landing and lots of practical storage too.



ground floor



first floor

|                      |                                  |                             |                                 |
|----------------------|----------------------------------|-----------------------------|---------------------------------|
| <b>kitchen</b>       | 3.38m x 3.04m (11' 1" x 9' 11")  | <b>magic room</b>           | 3.08m x 2.72m (10' 1" x 8' 11") |
| <b>family/dining</b> | 5.13m x 3.04m (16' 10" x 9' 11") | <b>powder room</b>          | 2.16m x 1.81m (7' 1" x 5' 11")  |
| <b>living room</b>   | 3.02m x 4.65m (9' 11" x 15' 3")  | <b>housekeeper's corner</b> | 1.82m x 1.81m (5' 11" x 5' 11") |

|                       |                                 |                  |  |
|-----------------------|---------------------------------|------------------|--|
| <b>master bedroom</b> | 3.09m x 4.48m (10' 1" x 14' 8") | <b>ensuite</b>   | 2.18m max x 2.20m max (7' 2" max x 7' 2" max)  |
| <b>bedroom 2</b>      | 3.04m x 3.26m (10' 0" x 10' 8") | <b>bedroom 4</b> | 3.05m max x 2.68m max (10' 0" max x 8' 9" max) |
| <b>bedroom 3</b>      | 3.08m x 2.74m (10' 1" x 9' 0")  | <b>bathroom</b>  | 1.90m x 2.20m (6' 2" x 7' 2")                  |

ST Storage L Dynamic ladder OU Open unit LC Linen closet [Appliance] Air source heat cylinder Plot 15.

\*Available as an upgrade. For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.