

The Ikley

DRAFT

4 bedroom detached house with detached single garage



Seddon Homes.co.uk

Ground floor



| | |
|--------------------------------|---------------|
| Lounge (into bay) | 12'4" x 25'5" |
| Kitchen/Dining Area (into bay) | 9'11" x 25'5" |
| Utility | 6'9" x 5'11" |
| WC | 6'9" x 4'5" |

First floor



| | |
|----------------------|-----------------|
| Master Bedroom | 10'6" x 12'11" |
| En Suite | 5'11" x 3'10" |
| Bedroom 2 | 10'2" x 10'11" |
| Bedroom 3 | 10'6" x 9'11" |
| Bedroom 4 (into bay) | 11'11" x 11'11" |
| Bathroom | 6'11" x 5'7" |

Artists' impressions are drawn from an imaginary viewpoint within an open space and are intended to give an impression of the house design. Photographs are from Seddon Homes developments across the North West and are intended to show typical street scenes. Neither the artists' impressions nor the photographs are intended to give an accurate description of any specific property offered for sale, its setting or its surroundings. These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change house designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. The dimensions shown of the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. **Due to Covid-19, it may be necessary to substitute appliances with an alternative brand or model number.**