



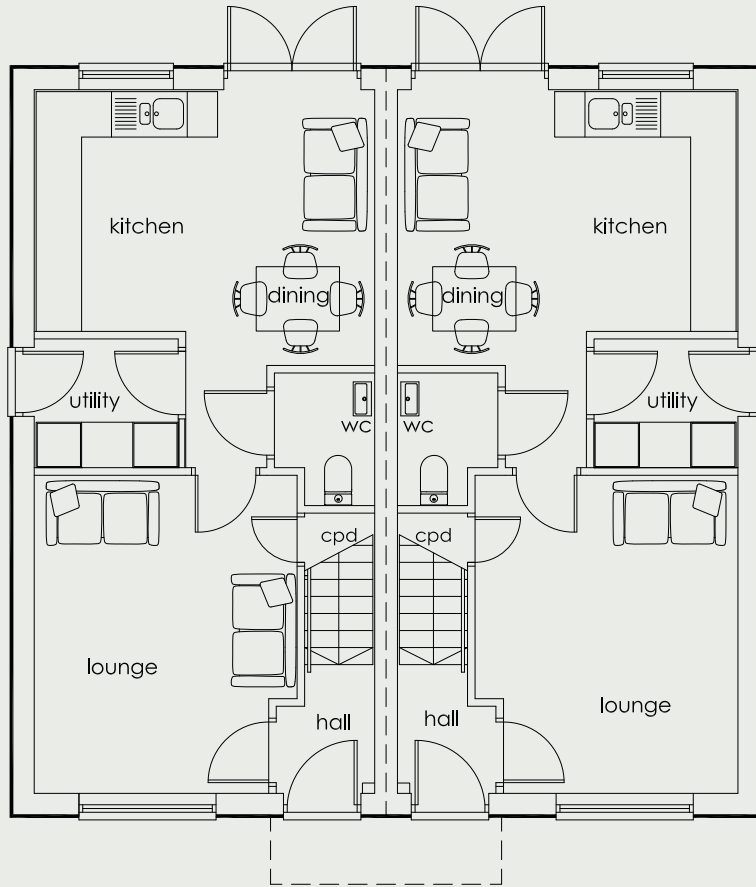
The Fern



3 BEDROOMED SEMI-DETACHED

With ensuite to the master bedroom, underfloor heating to the ground floor and double driveway, The Fern is the ideal family home, with all of Risby's luxury items as standard.

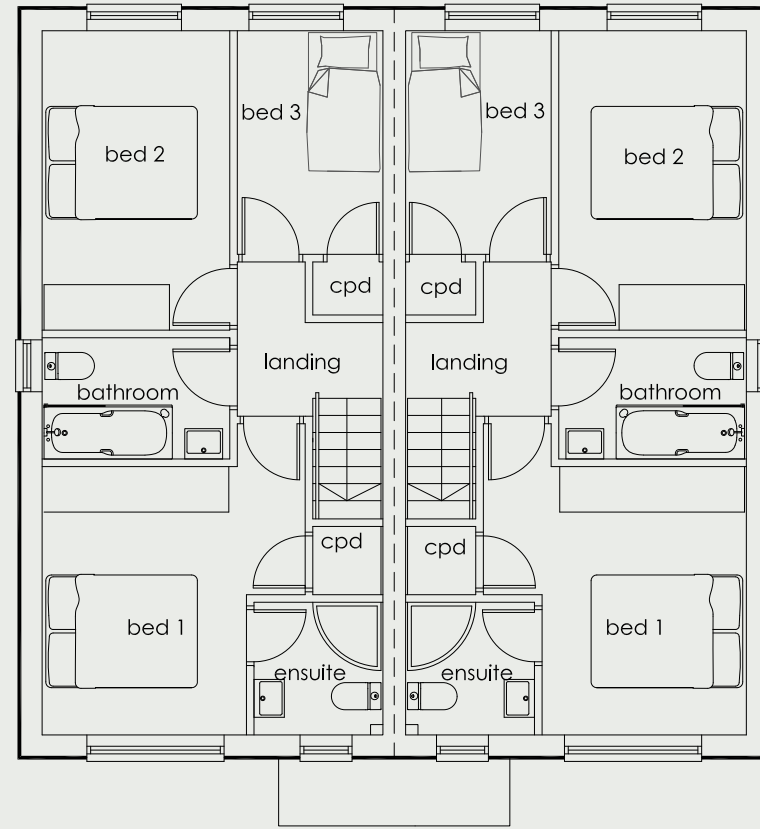
Ground Floor Plans



Living Room	4.20m x 3.47m	13ft 7" x 11ft 5"
Kitchen	3.43m x 3.45m	11ft 3" x 11ft 3"
WC	1.75m x 1.33m	5ft 7" x 4ft 4"
Utility	1.70m x 1.90m	5ft 6" x 6ft 2"

Total Floor Area - 900 sq.ft

First Floor Plans



Bedroom 1	3.47m x 3.54m	11ft 4" x 11ft 6"
Bedroom 2	3.95m x 2.48m	11ft 3" x 8ft 1"
Bedroom 3	1.92m x 2.95m	6ft 3" x 9ft 7"
Ensuite	1.75m x 1.70m	5ft 7" x 5ft 6"
Bathroom	1.60m x 2.48m	6ft 2" x 8ft 1"

IMPORTANT NOTICE: Computer-generated image used for illustrative purposes only. This image has been used to give a general feel for the development and is not an accurate depiction of each property. Please speak to our Sales Team for further details. This floor plan depicts a typical layout of this house type, all images are used for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ. Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms, and any other items are approximate. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. The kitchen layout and furniture positions are for indicative purposes only. The specification, layout and finish of each property is subject to change without notice. External details or finishes and configuration may vary on individual plots and homes may be built in either detached or attached styles. For exact plot specification, details of external and internal finishes, dimensions, and floor plan difference, please speak to our Sales Team. We aim to continuously improve our homes, and we constantly review our designs and specification to ensure we deliver the best product to our customers. Individual features such as kitchen and bathroom layouts, doors, windows, garages, and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only.