



# FIGHAM GATE II

A RISBY HOMES DEVELOPMENT

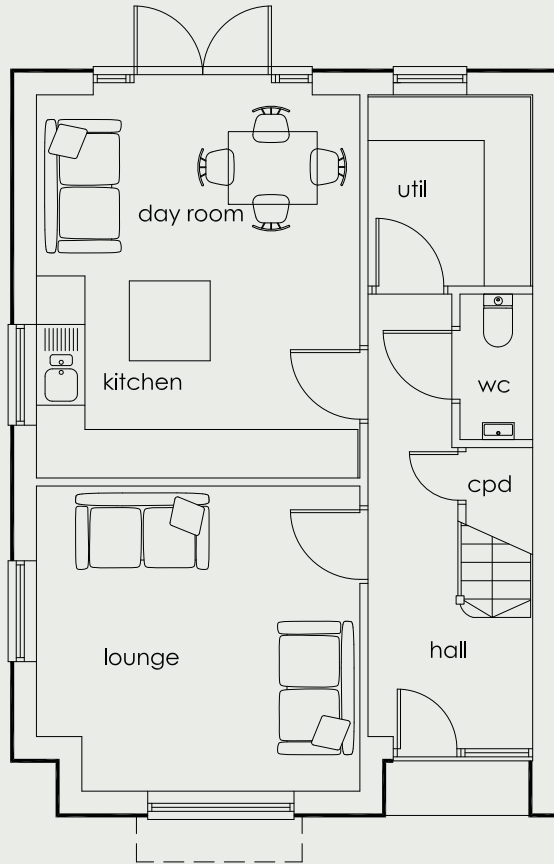
## *The* **Ellis**



### 3 BEDROOMED DETACHED

The Ellis is the perfect three-bedroom detached home, with a detached garage and driveway to give you the space you need. Including ensuite to master bedroom, underfloor heating and all of Risby's luxury items as standard.

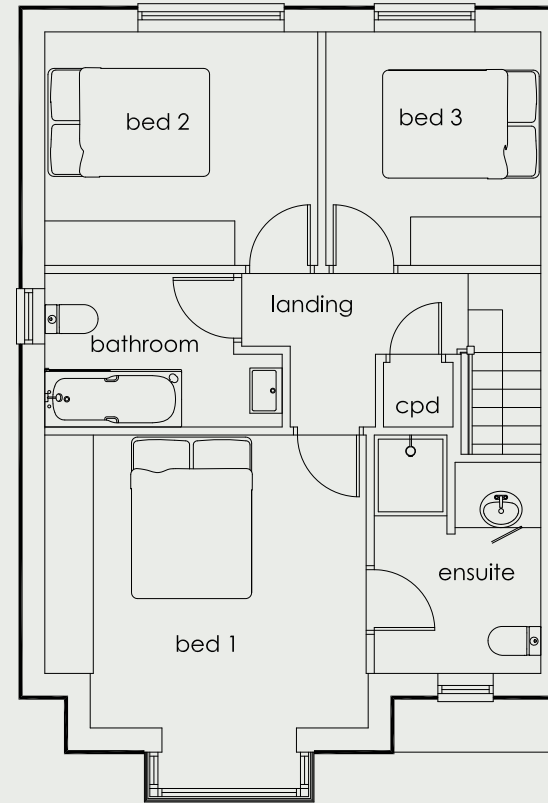
## Ground Floor Plans



Living Room	4.00m x 3.78m	13ft 1" x 12ft 4"
Kitchen/Dayroom	4.74m x 4.00m	15ft 6" x 13ft 1"
Utility	2.37m x 2.04m	7ft 8" x 6ft 7"
WC	1.80m x 0.90m	5ft 9" x 2ft 9"

**Total Floor Area - 1135 sq.ft**

## First Floor Plan



Bedroom 1	3.98m x 3.63m	13ft 1" x 11ft 9"
Bedroom 2	2.79m x 3.38m	9ft 2" x 11ft 1"
Bedroom 3	2.89m x 2.66m	9ft 5" x 8ft 7"
Ensuite	2.95m x 2.06m	9ft 7" x 6ft 8"
Bathroom	2.94m x 1.90m	9ft 7" x 6ft 2"

**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.