



FIGHAM GATE II

A RISBY HOMES DEVELOPMENT

The **Soulby**

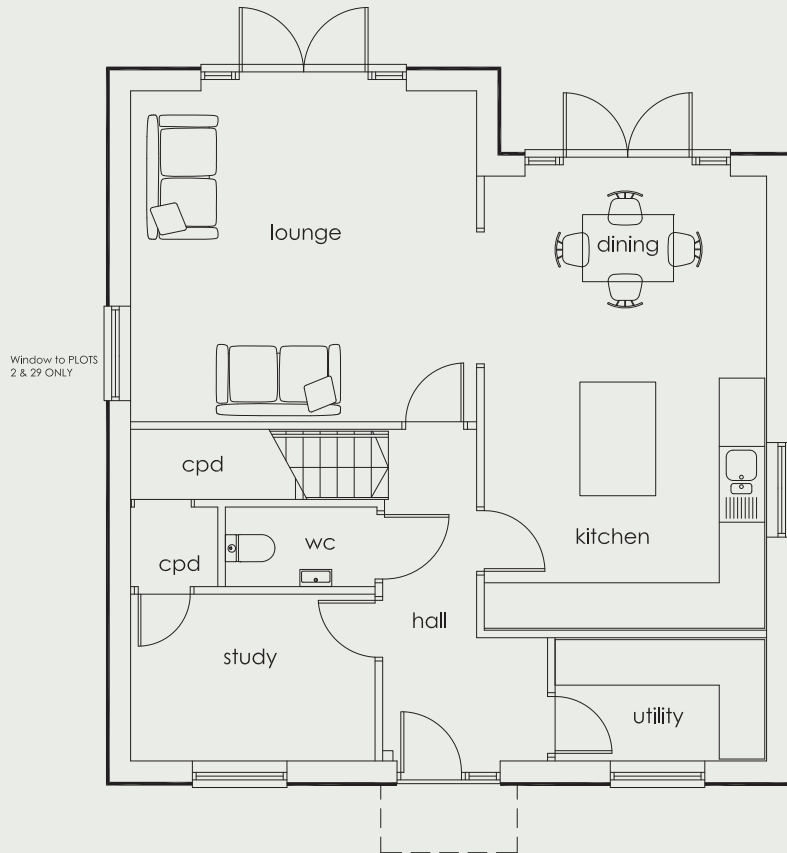


4 BEDROOMED DETACHED

With enviable special features including separate study, boot room, two ensuite bedrooms, gallery landing and two sets of bifolds, The Soulby is a showstopper with plenty of room to host a growing family or visiting guests.



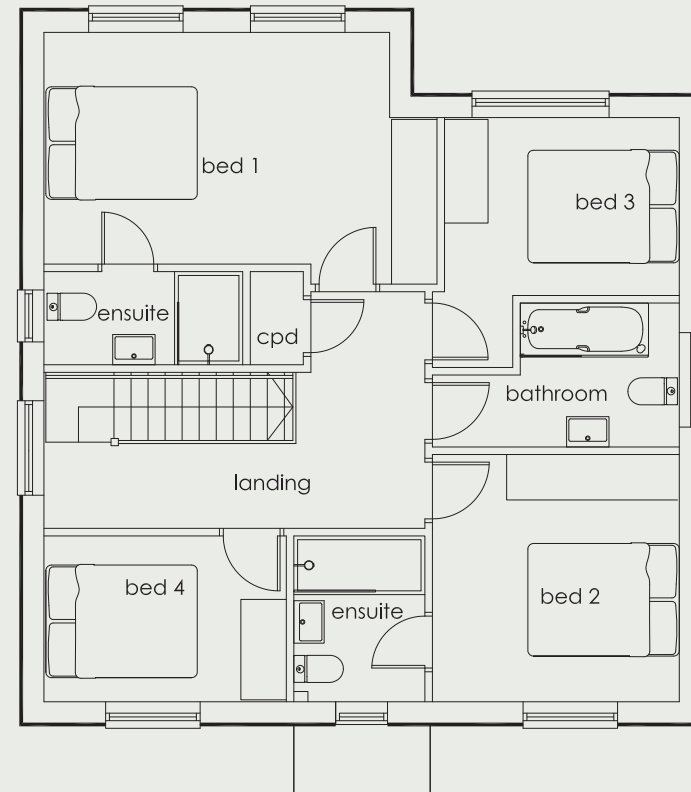
Ground Floor Plans



| | | |
|---------------------|---------------|--------------------|
| Living Room | 4.37m x 4.57m | 14ft 4" x 15ft 00" |
| Kitchen/Dining Room | 5.99m x 3.73m | 19ft 8" x 12ft 3" |
| Utility | 1.63m x 2.79m | 5ft 4" x 9ft 2" |
| Study | 2.20m x 3.23m | 7ft 3" x 10ft 7" |
| WC | 1.00m x 1.98m | 3ft 3" x 6ft 5" |

Total Floor Area - 1495 sq.ft

First Floor Plans



| | | |
|-----------|---------------|---------------------|
| Bedroom 1 | 3.06m x 5.19m | 10ft 00" x 17ft 00" |
| Bedroom 2 | 3.27m x 3.26m | 10ft 9" x 10ft 7" |
| Bedroom 3 | 2.35m x 3.10m | 7ft 8" x 10ft 2" |
| Bedroom 4 | 2.19m x 3.25m | 7ft 2" x 10ft 8" |
| Ensuite 1 | 1.23m x 2.63m | 4ft 00" x 8ft 7" |
| Ensuite 2 | 2.19m x 1.73m | 7ft 2" x 5ft 7" |
| Bathroom | 1.90m x 2.10m | 6ft 3" x 6ft 11" |

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.