

# SHELBOURNE

— ESTATES —



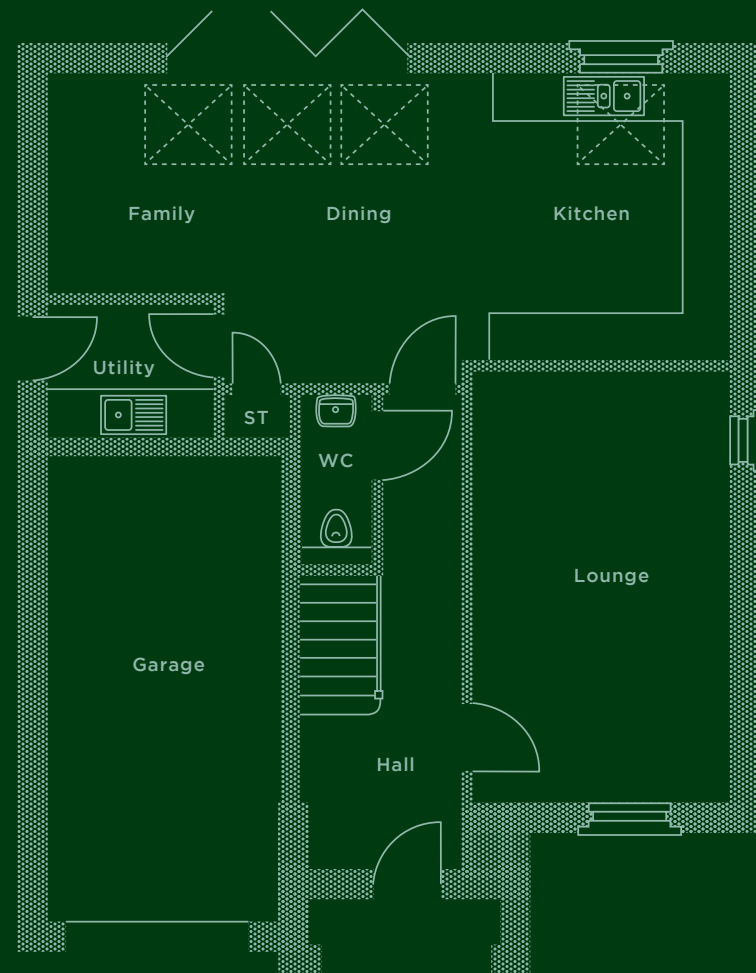
## The Addlestone

---

Offering superior design with an impressive, imposing double fronted elevation and integral garage, The Addlestone is a stunning four bedroom family home that combines both superior design and an excellent interior layout including a large open plan kitchen area complimented by excellent storage space, generous living areas, and large bi-fold doors leading out into the garden.

### 4 Bedrooms

1,469 TOTAL SQ FT



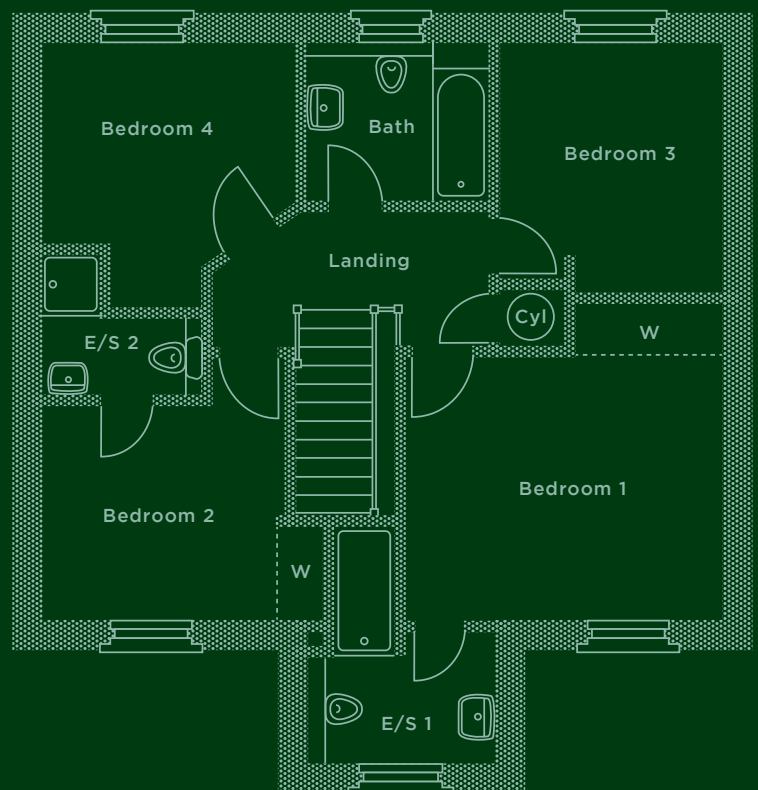
## Downstairs

Lounge	3250 x 5450mm 10'8" x 17'11"
Kitchen/Dining/ Family	8620* x 3915*mm 28'3"* x 12'10"*
Utility	2150 x 1680mm 7'1" x 5'6"
Cloakroom	990 x 2160mm 3'3" x 7'1"
Garage	3000 x 6000mm 9'10" x 19'8"

## Upstairs

Bedroom 1	4075* x 4025*mm 13'4"* x 13'3"*
En-suite 1	2400* x 3000*mm 7'10"* x 9'10"*
Bedroom 2	3645* x 3325*mm 12'0"* x 10'11"*
En-suite 2	2060* x 1815*mm 6'9"* x 5'11"*
Bedroom 3	2880* x 3205*mm 9'5"* x 10'6"*
Bedroom 4	3220* x 3375*mm 10'7"* x 11'1"*
Bathroom	2375 x 2035mm 7'10" x 6'8"

\*Denotes maximum room dimensions.



This is a computer generated image of The Addlestone, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.