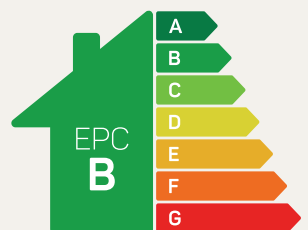




The Grappenhall

4 bed detached, 3 storey

A luxurious four-bedroom, three-storey home with large open-plan living areas and three bathrooms

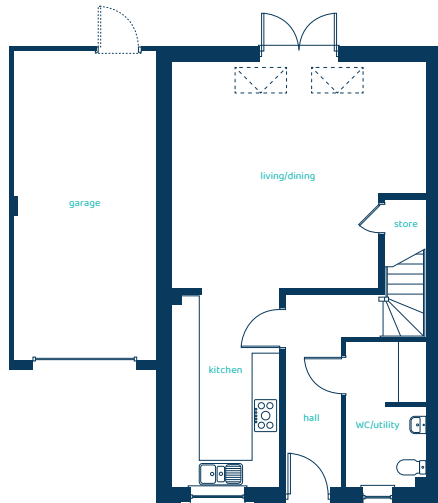


Predicted EPC rating

ANWYL

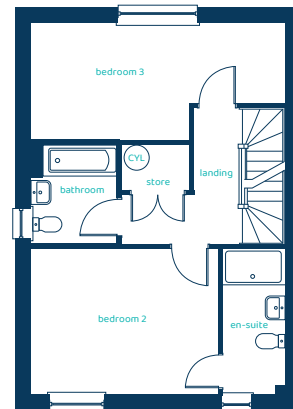
anwylhomes.co.uk

Ground Floor Plan



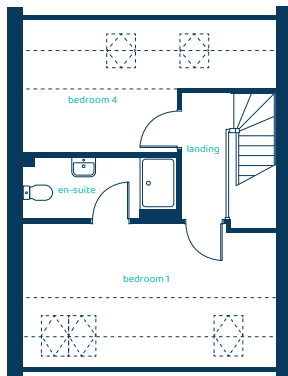
| Room | Imperial | Metric |
|---------------|-----------------|---------------|
| Living/Dining | 18'11" x 16'10" | 5.76m x 5.14m |
| Kitchen | 7'11" x 14'4" | 2.40m x 4.37m |
| WC/Utility | 5'11" x 10'10" | 1.80m x 3.31m |
| Garage | 10'9" x 23'3" | 3.27m x 7.08m |

First Floor Plan



| Room | Imperial | Metric |
|-----------|----------------|---------------|
| Bedroom 2 | 14'0" x 10'11" | 4.72m x 3.32m |
| Bedroom 3 | 18'11" x 8'8" | 5.76m x 2.65m |
| Bathroom | 6'4" x 7'5" | 1.92m x 2.26m |
| En-Suite | 4'7" x 10'11" | 1.40m x 3.32m |

Second Floor Plan



| Room | Imperial | Metric |
|-----------|----------------|---------------|
| Bedroom 1 | 18'9" x 10'10" | 5.72m x 3.29m |
| Bedroom 4 | 18'9" x 10'0" | 5.72m x 3.04m |
| En-Suite | 11'4" x 4'8" | 3.45m x 1.41m |

The Grappenhall

4 bed detached, 3 storey

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Grappenhall 15/07/25.

