

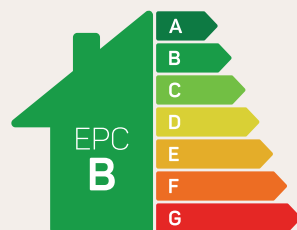


The Croft

3 bed detached

A luxurious three-bedroom detached home with three bathrooms and an integrated garage.

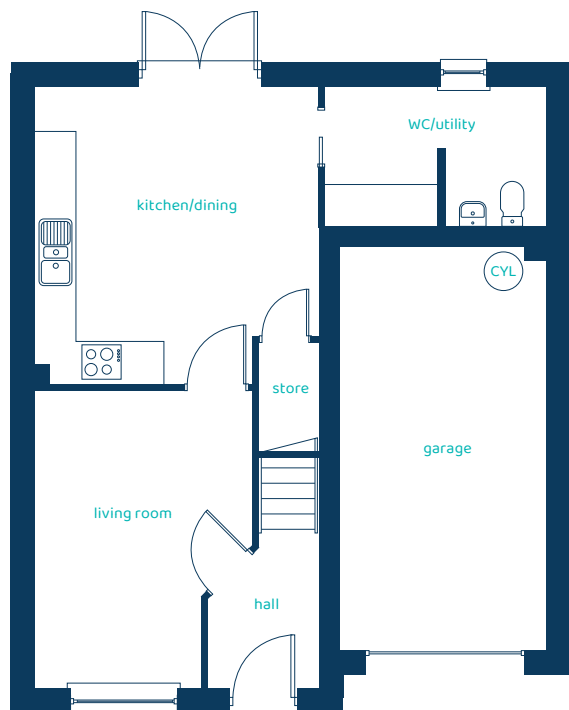
ANWYL



Predicted EPC rating

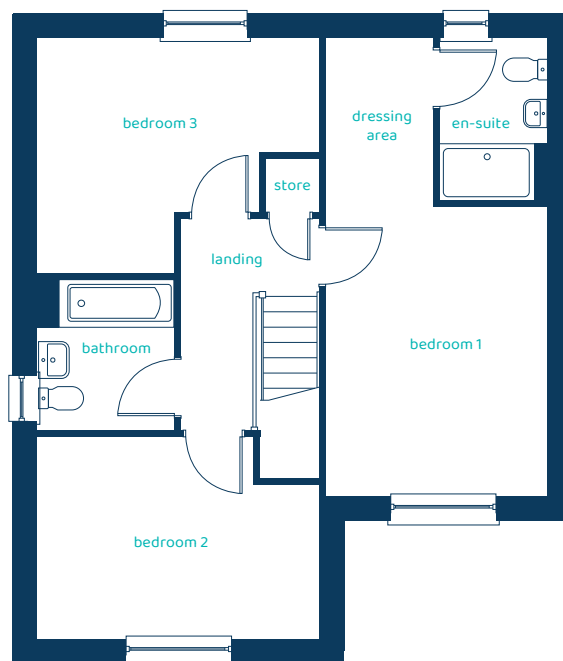
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Ground Floor Plan



Room	Imperial	Metric
Living Room	10'5" x 14'5"	3.16m x 4.38m
Kitchen/Dining	13'8" x 14'4"	4.17m x 4.37m
WC/Utility	10'8" x 6'8"	3.26m x 2.03m
Garage	10'1" x 19'8"	3.08m x 6.00m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'9" x 14'1"	3.28m x 4.29m
Bedroom 2	13'8" x 9'10"	4.17m x 2.99m
Bedroom 3	13'8" x 11'5"	4.17m x 3.47m
Bathroom	6'7" x 7'3"	2.01m x 2.21m
En-Suite	5'2" x 7'10"	1.58m x 2.39m
Dressing Area	5'3" x 8'2"	1.61m x 2.49m

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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 Croft 13/11/25.

