



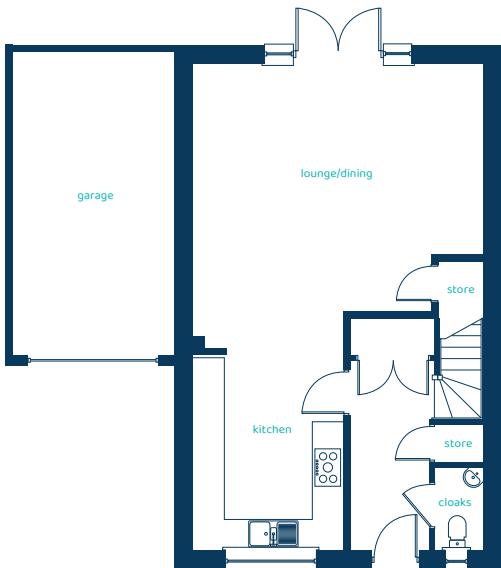
The Darwen

4 bed detached, 3 storey

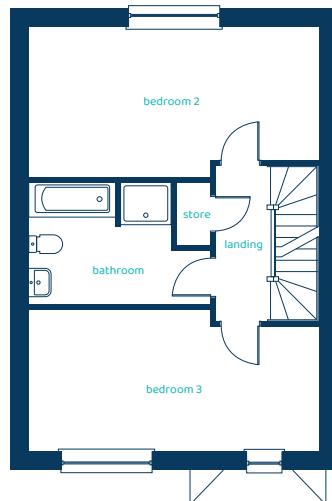
A luxurious four-bedroom, three-storey home designed with modern family living in mind, featuring stylish finishes and versatile spaces for relaxing and entertaining.



Ground Floor Plan

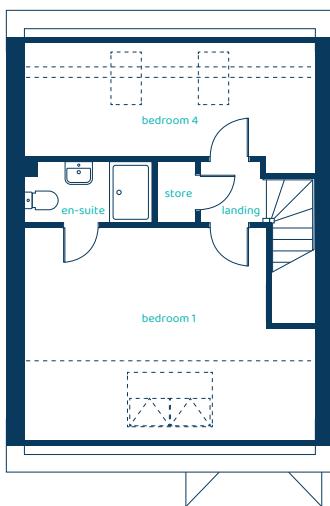


First Floor Plan



Room	Imperial	Metric
Kitchen	9'9" x 12'8"	2.97m x 3.86m
Lounge/Dining	18'11" x 18'6"	5.76m x 5.65m
Cloaks	3'2" x 5'5"	0.96m x 1.65m

Room	Imperial	Metric
Bedroom 2	18'11" x 9'10"	5.76m x 2.99m
Bedroom 3	18'11" x 9'4"	5.76m x 2.84m
Bathroom	11'10" x 8'0"	3.61m x 2.44m



Second Floor Plan

Room	Imperial	Metric
Bedroom 1	18'9" x 14'0"	5.72m x 4.26m
En-Suite	8'2" x 4'0"	2.49m x 1.22m
Bedroom 4	18'9" x 7'9"	5.72m x 2.29m

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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 Darwen 09/01/26.



Predicted EPC rating