



# The Lymm

4 bed detached

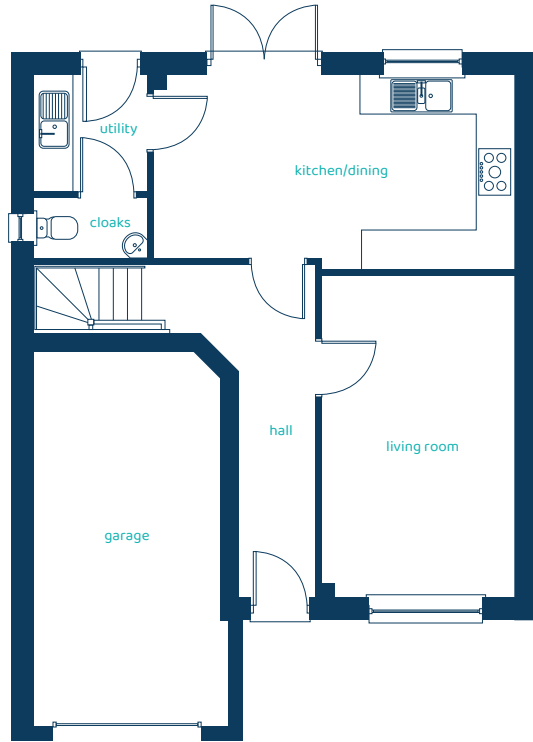
Modern features abound in this four-bedroom family home.



**ANWYL**

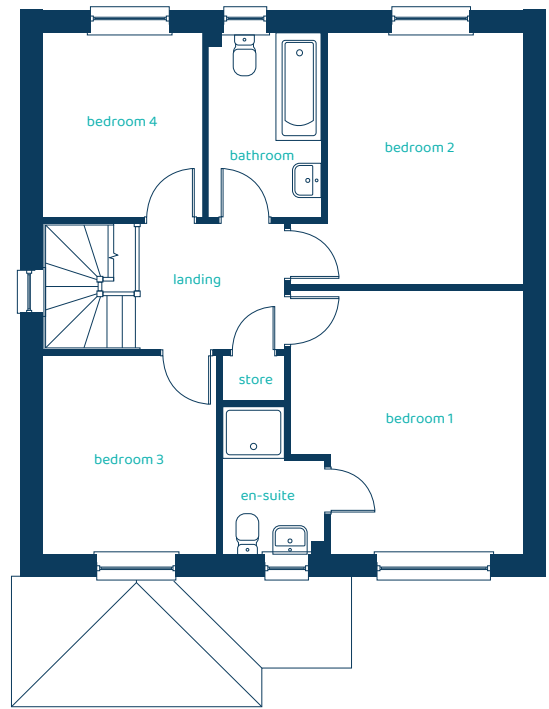
[anwylhomes.co.uk](https://anwylhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Living Room	10'1" x 16'10"	3.08m x 5.13m
Kitchen/Dining	19'0" x 10'1"	5.78m x 3.07m
Utility	5'11" x 6'1"	1.80m x 1.85m
Cloaks	5'11" x 3'1"	1.80m x 0.95m

## First Floor Plan

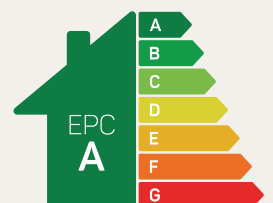


Room	Imperial	Metric
Bedroom 1	12'3" x 13'10"	3.72m x 4.22m
En-Suite	5'5" x 7'9"	1.65m x 2.37m
Bedroom 2	12'3" x 13'2"	3.72m x 4.01m
Bedroom 3	9'1" x 10'5"	2.76m x 3.19m
Bedroom 4	8'4" x 9'7"	2.53m x 2.92m
Bathroom	6'0" x 9'8"	1.82m x 2.95m

# The Lymm

## 4 bed detached

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 Lymm 03/12/25.



Predicted EPC rating