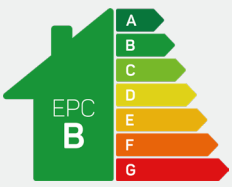


the lathom

4 bed detached with garage

Four bedrooms and an *integral* garage give the Lathom everything you need and more. Key features include a large kitchen diner with French doors to the rear garden.



Predicted EPC rating

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modern
open plan living

ground floor

kitchen/dining	20'4" x 12'7"
living room	12'1" x 16'2"
utility	6'0" x 6'4"
cloaks	6'0" x 3'5"
kitchen/dining	6.20m x 3.85m
living room	3.67m x 4.91m
utility	1.82m x 1.94m
cloaks	1.82m x 1.05m



first floor

bedroom 1	13'2" x 15'2"
en-suite	8'4" x 3'11"
bedroom 2	10'1" x 13'0"
bedroom 3	13'2" x 8'0"
bedroom 4	11'0" x 9'6"
bathroom	7'2" x 6'2"
bedroom 1	4.01m x 4.61m
en-suite	2.54m x 1.20m
bedroom 2	3.06m x 3.96m
bedroom 3	4.01m x 2.43m
bedroom 4	3.34m x 2.89m
bathroom	2.18m x 1.89m

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the lathom, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Kitchen islands are an optional upgrade to this house type. 13/11/23.

everything considered.