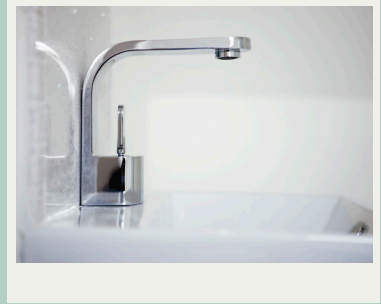


AmbleSide Homes

The Sidings Area 1

No.18 The Balmoral

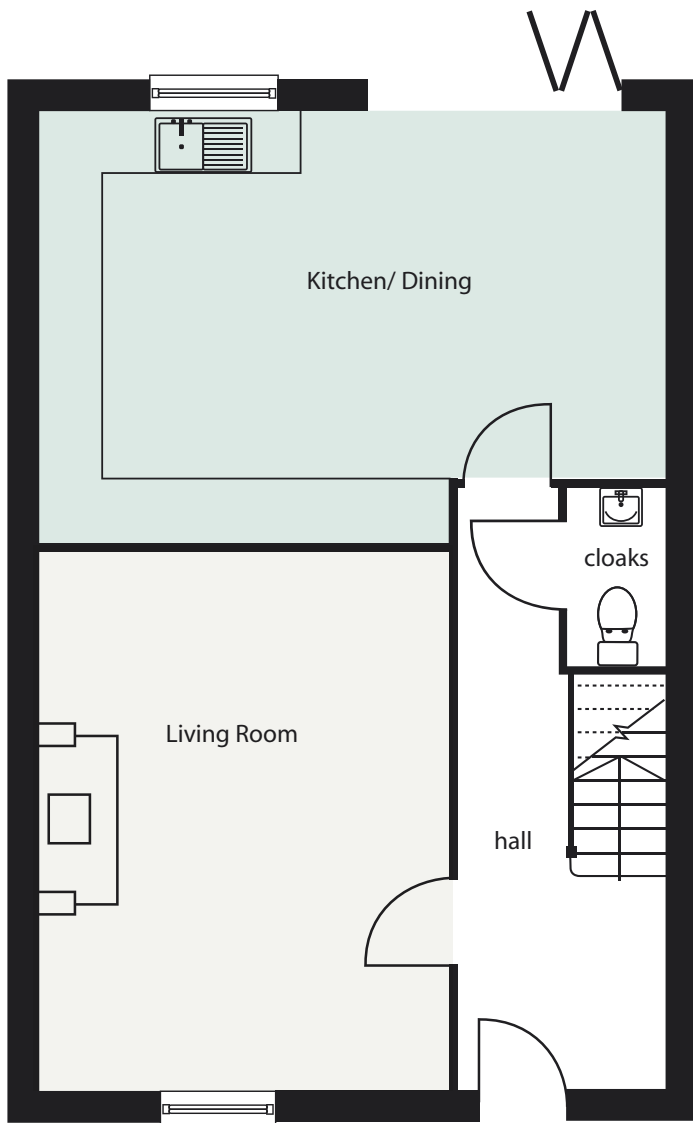
4 bed mid of 4
with double carport



Our vision for the Sidings was to create 21 homes which were so unique that they would look as though they had been part of the village organically growing and developing over many years whilst melding with the aesthetic spirit of the village.

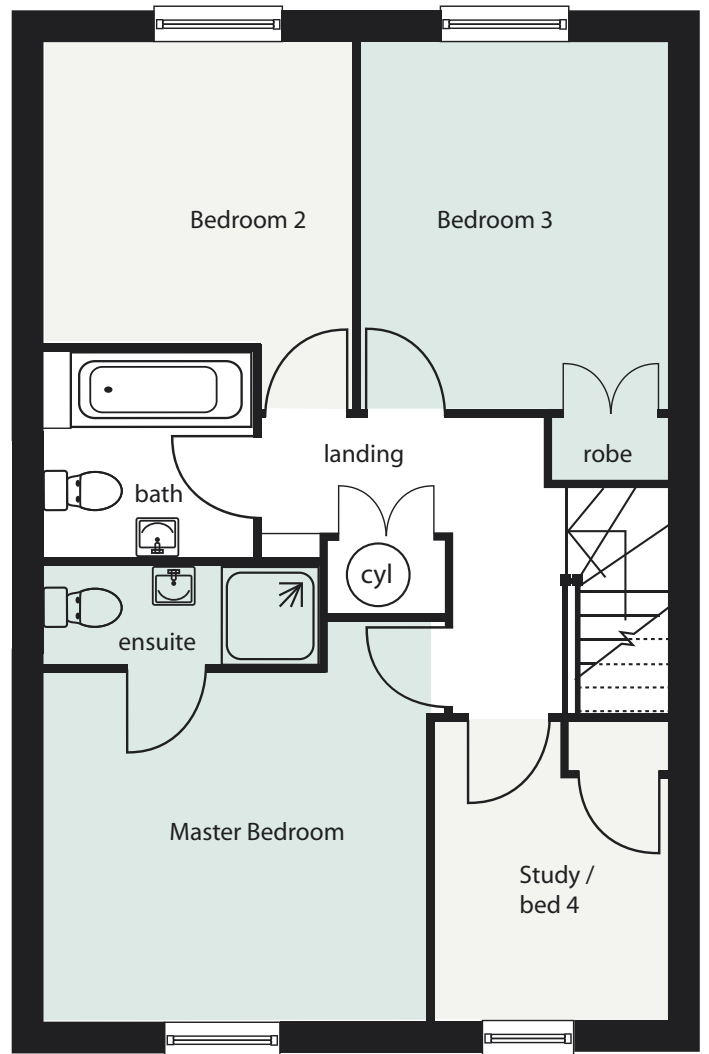
No 18 was inspired by several pairs of Victorian semis. The aspect is maximised by full width trifold opening doors from the large family kitchen dining area to the south west facing gardens where advantage can be taken of the afternoon and evening sun, perfect for barbecues.

A good sized lounge offers space to relax. There is a well appointed ensuite to the master bedroom and 2 generous teenage bedrooms and a single or a useful study. As well as a house bathroom there is a downstairs cloaks.



GROUND FLOOR

Living room	5075 x 3850 (16' 8" x 12' 8")
Kitchen/ dining area	5900 x 4050 (19' 4" x 13' 4")
Cloaks	925 x 1670 (3' x 5' 6")
Hall	4775 x 1950 (15' 8" x 6' 5")
Under stairs storage	



FIRST FLOOR

Master bedroom	3600 x 3275 (11' 10" x 10' 9")
Ensuite	2590 X 900 (8' 6" x 3')
Bedroom 2	3450 x 2900 (11' 4" x 9' 6")
Bedroom 3	2900 x 2825 (9' 3" x 7' 3")
Bedroom 4/Study	2813 x 2200 (9' 3" x 7' 3")
Bathroom	1960 X 1925 (6' 5" x 6' 4")

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

Measurements are approximated and taken from the widest point.

Ambleside Homes give notice that the property information, images and plans contained within this site and associated literature are for guidance purposes only and whilst as accurate as possible, are only representative and intended to give a general indication of the development or premises for sale. The developers reserve the right to change or vary any part of the development, specification or floor plans at any time. Dimensions shown are taken from plan and therefore may not necessarily correspond to actual or physical measurements of the rooms. The information provided does not constitute a contract part of a contract or warranty.

The photographs do not necessarily reflect the exact specification of each house and artists impressions have been used to show the proposed development in places.