

AmbleSide Homes

The Sidings Area 1

No.22 The Falcon

3 bed detached bungalow
with carport and one
parking space

£249,950



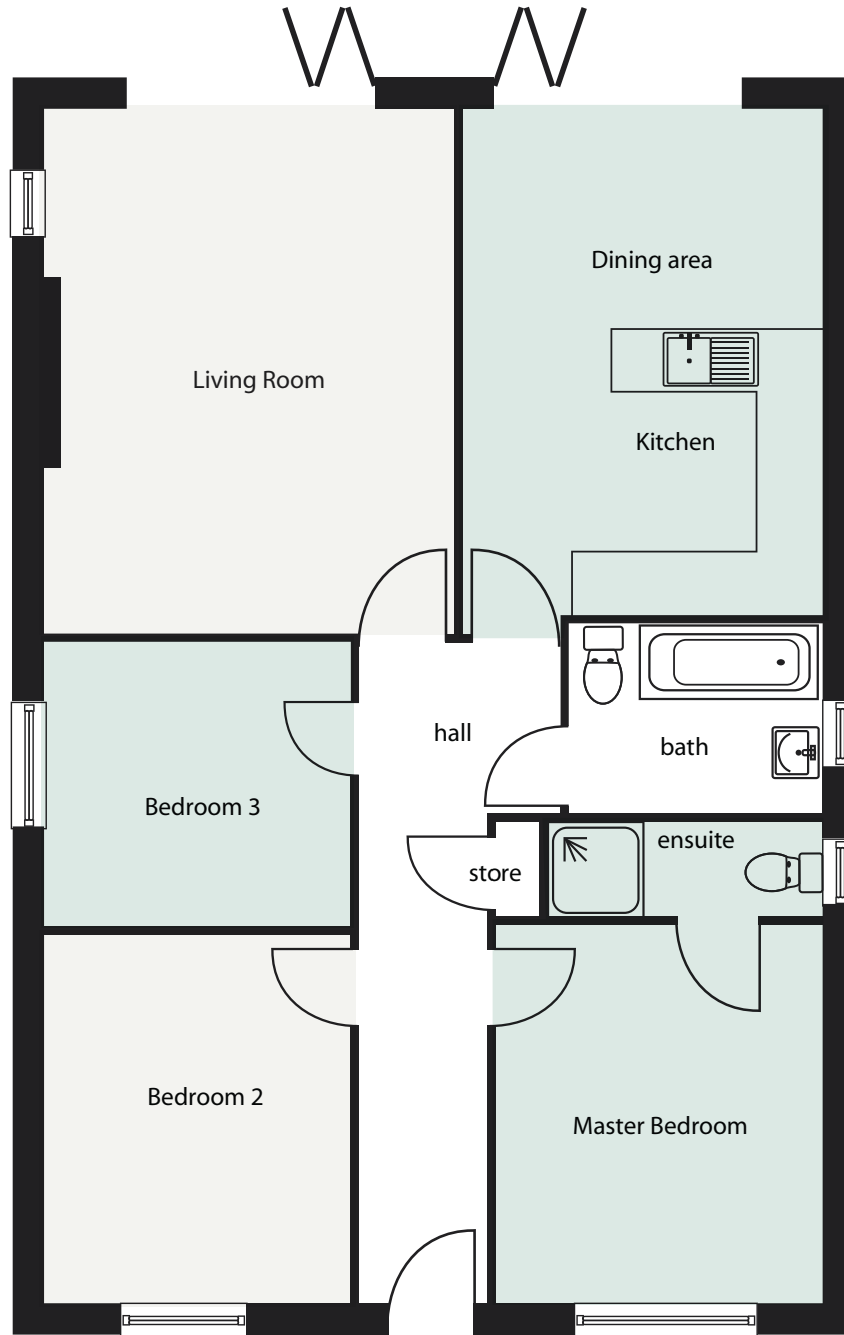
Our vision for the Sidings was to create 21 unique homes which would appear to have grown organically with the village over many years and at the same time capturing the spirit of Nawton.

No 22 is inspired by the bungalows in nearby Briar Park. There is a well appointed en-suite to the master bedroom as well as a house bathroom and two further bedrooms.

The vaulted ceilings in the living room and Kitchen have velux windows to let sunlight flood in and create a spacious light atmosphere. There are trifold doors in each reception room which open out onto the south west facing garden maximise the afternoon and evening sun - perfect for barbecues. A good sized lounge offers a perfect space to relax.

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GROUND FLOOR

Living room	5000 x 3900 (16' 5" x 12' 10")	Bedroom 2	3500 x 2900 (11' 6" x 9' 6")
Kitchen/ dining area	4810 x 3400 (15' 9" x 11' 2")	Bedroom 3	2900 x 2700 (9' 6" x 8' 11")
Master bedroom	3600 x 3100 (11' 10" x 10' 2")	Bathroom	2410 x 1800 (7' 11" x 5' 11")
ensuite	2650 x 900 (8' 8" x 3')	Hall	6300 x 1200/1900 (20' 8" x 4'/6' 3")
Store			

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.