

The Fontburn  
Four bedroom home





The beautifully designed Fontburn has the benefit of two separate living areas, plus four practically sized bedrooms upstairs.

A spacious open plan kitchen, dining and family area, leading through double doors to the rear garden is the perfect combination of indoor/outdoor living.

In the kitchen area there's plenty of storage and work spaces, with a useful laundry room housing the boiler and washing appliances. No excuses for clutter!

Whilst the open plan kitchen and family area may become the hub of the home, at the front of the property there's a light and relaxing lounge, plus a useful study or snug.

Upstairs, the master bedroom not only has its own en-suite shower room, there's also a roomy dressing area: what a luxury.

Three further bedrooms allow everyone to have their personal space.

The smart main bathroom is generously sized and includes Porcelanosa tiles.

**CONSUMER  
CODE** FOR  
HOME BUILDERS

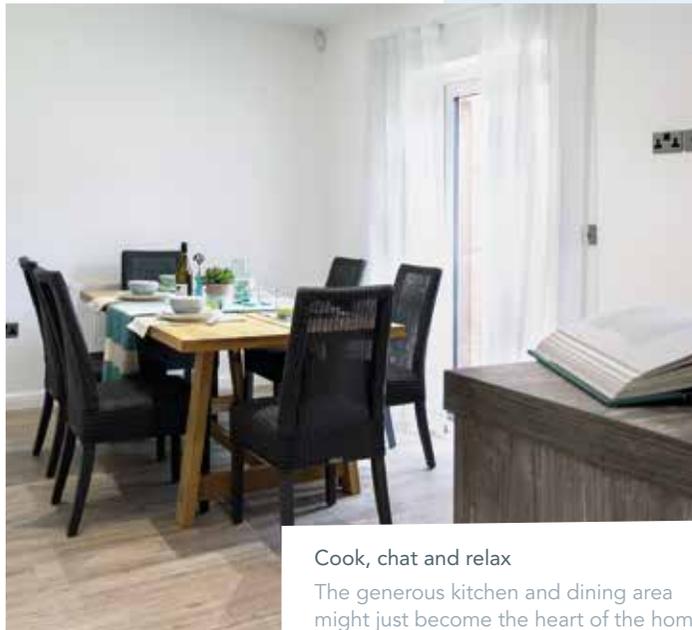
This is a CGI illustration of the Fontburn house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



It's all in the detail and our new homes have plenty of those. From the chrome sockets with USB ports to the German manufactured kitchen. What will be your favourite detail?

#### Room to spread out

Don't compromise on space, the Fontburn's master bedroom has an en-suite and a separate dressing area.



#### Cook, chat and relax

The generous kitchen and dining area might just become the heart of the home.



#### Luxury and quality - have it all

Our bathrooms are designed to create a calm ambience - you decide on your personal style.



#### Small space - big impact

Just like the main bathroom, you can customise the en-suite with a choice of beautiful, modern tiles.

Sq Ft: 1319  
Sq M: 122.5

## Fontburn Floorplans



### Ground Floor

Kitchen / Diner*	26' 2" x 10'	7.97 x 3.04m
Lounge	14' 5" x 10' 5"	4.39 x 3.17m
Hall*	14' 5" x 6' 1"	4.39 x 1.85m
Study	9' 5" x 8' 6"	2.87 x 2.59m
Utility	6' 1" x 5' 3"	1.85 x 1.60m
Store	Under stairs	
Cloaks	6' 1" x 2' 10"	1.85 x 0.86m

### First Floor

Landing	18' 5" x 5' 11"	5.61 x 1.80m	Bedroom 2	10' 5" x 10' 11"	3.17 x 3.32m
Bedroom 1	10' 5" x 10' 1"	3.17 x 3.07m	Bedroom 3	8' 7" x 10' 4"	2.61 x 3.14m
Dressing Area	6' x 6'	1.82 x 1.82m	Bedroom 4	8' 7" x 7' 1"	2.61 x 2.15m
En-suite	10' 5" x 3' 1"	3.17 x 0.93m	Bathroom	8' 7" x 6' 6"	2.61 x 1.98m

\*Maximum Dimensions      Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.