



Computer generated image

Harburyfields

plots 41, 42 and 43

Plots 41 and 42 are delightful three bedroom homes with 'cottage style' detailing, but deceptively spacious accommodation, which includes both an ensuite and a family bathroom.

The homes benefit from a generous living room (with brick inglenook style fire-place and multi fuel burning stove) extending the full width of the plot, a good size kitchen/dining room and a cloakroom.

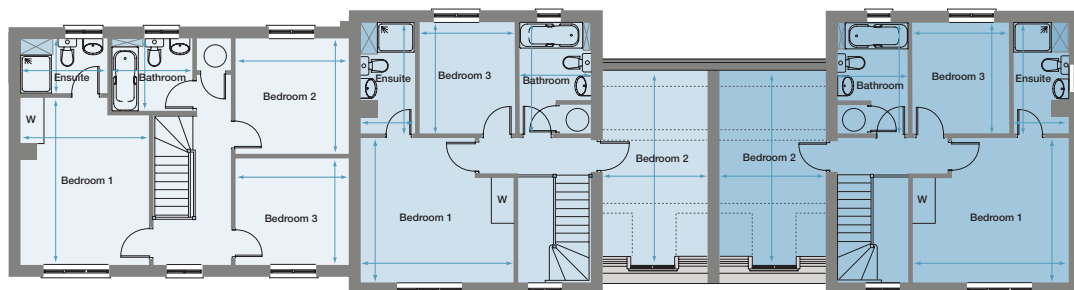
An interesting feature is the part galleried landing overlooking the hall below.

Plot 43 is a substantial wide-fronted three bedroom property, brick built with architectural masonry detailing. It has a separate kitchen which opens directly onto the dining room, a separate utility room and a cloakroom.

The living room extends front to back and has a brick inglenook style fireplace with multi-fuel burning stove. There is a master bedroom and ensuite and two further bedrooms served by a family bathroom.

Plot 43 first floor

Bedroom 1	4.46m x 3.45m max (14'7" x 11'4" max)
Ensuite shower room	2.32m x 1.45m (7'7" x 4'9")
Bedroom 2*	3.08m x 3.03m (10'1" x 9'11")
Bedroom 3	3.03m x 2.84m (9'11" x 9'4")
Bathroom	2.17m x 1.94m (7'2" x 6'5")

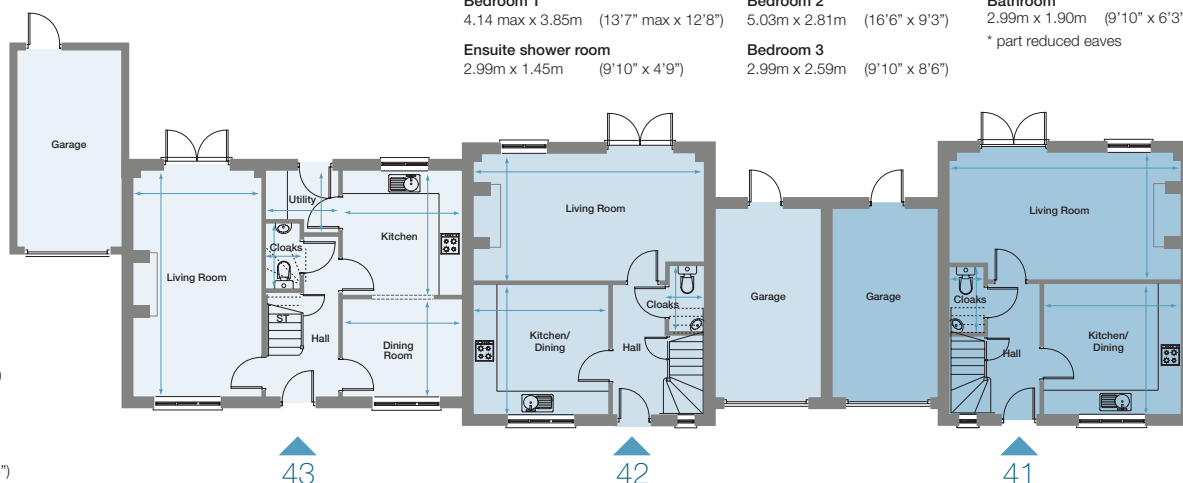


Plots 41 and 42 first floor

Bedroom 1	4.14 max x 3.85m (13'7" max x 12'8")	Bedroom 2*	5.03m x 2.81m (16'6" x 9'3")	Bathroom	2.99m x 1.90m (9'10" x 6'3")
Ensuite shower room	2.99m x 1.45m (9'10" x 4'9")	Bedroom 3	2.99m x 2.59m (9'10" x 8'6")	* part reduced eaves	

Plot 43 ground floor

Living Room	6.03m x 3.42m (19'9" x 11'3")
Dining Room	3.16m x 2.60m (10'5" x 8'6")
Kitchen	3.31m x 3.16m (10'11" x 10'5")
Utility Room	1.93 x 1.63 max (6'5" x 5'4" max)
Cloakroom	1.81m x 0.90m (5'11" x 3'0")
Single garage	



Plots 41 and 42 ground floor

Living Room	6.18m x 3.38m (20'3" x 11'1")	Kitchen/Dining Room	3.65m x 3.45m (12'0" x 11'4")	Cloakroom	1.74m x 0.90m (5'9" x 3'0")
					Integral single garage