

# Poundbury

Sector 2.24  
Dorchester

Plot 18  
4 Bedrooms  
Terraced  
Double Garage  
Plus Workshop

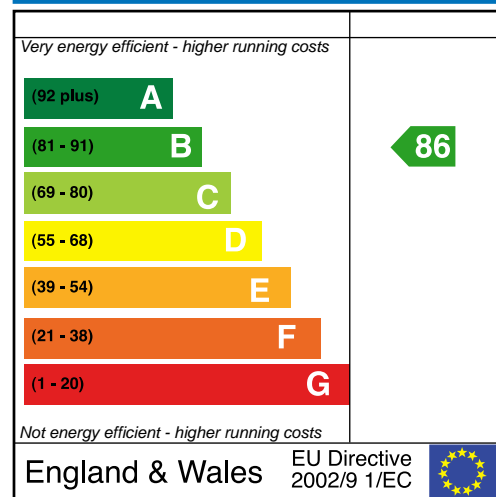


## FITTINGS SPECIFICATION

- NACOSS fitted alarm
- Mains-linked smoke detectors
- Gas condensing central heating system
- Fully fitted Kitchen with Laminated work top.
- Integrated dishwasher and fridge/freezer
- Electric double oven
- 5 burner gas hob
- White sanitary ware
- Porcelanosa wall tiles
- Tiling to Kitchen or kitchen/dining & utility floors (plus cloakroom if off utility)
- Painted in one of 11 wall colours
- Natural stone or wooden fireplaces
- Class one flue for open fire or Gas fire \*\*
- Power and light to garage
- Outside tap
- Patios to rear with prepared topsoil to garden

\*\* Subject to stage of construction and plot

## Predicted Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

All artists' impressions, illustrations and dimensions and depictions of furniture are for general information only and do not form part of any contract. Accordingly purchasers should satisfy themselves as to specific plot details with our site sales staff.

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**Floor plans** Furniture layout is shown for guidance only

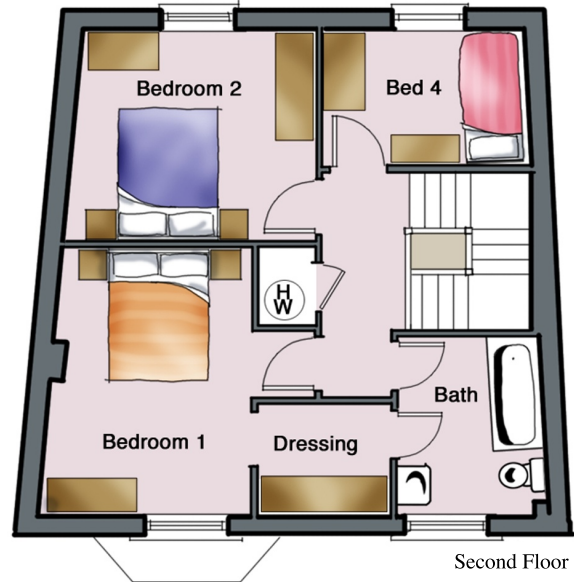
## ROOM DIMENSIONS

### 2nd Floor

**Bedroom 1:** 4.0 x 3.1m (max)  
(13'1" x 10'2") Excluding dressing & en suite

**Bedroom 2:** 3.7 x 3.1m (max) (12'1" x 10'2")

**Bedroom 4:** 3.0 x 2.0m (max) (9'10" x 6'6")

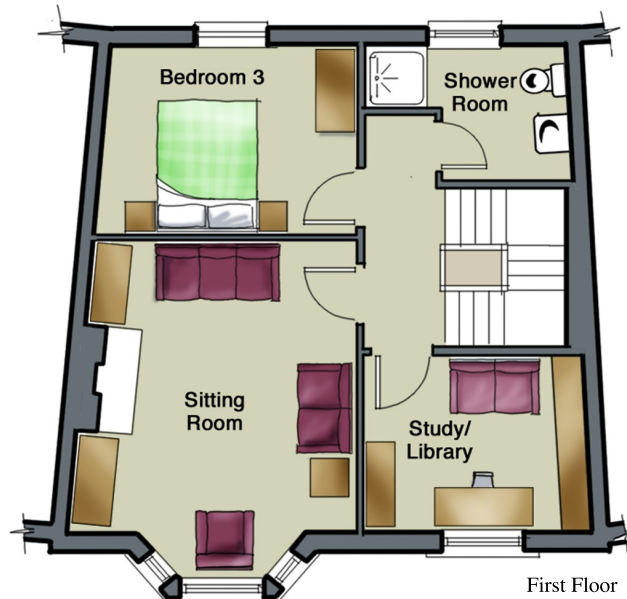


### 1st Floor

**Sitting Room:** 5.0 x 4.2m (max) (16'5" x 13'9")

**Bedroom 3:** 3.8 x 2.8m (max) (12'6" x 9'2")

**Study/Library:** 3.3 x 2.6m (max) (10'9" x 8'6")



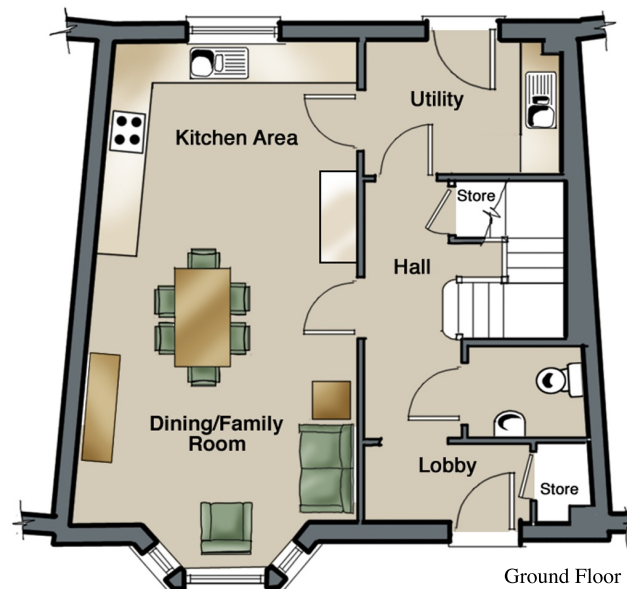
### Ground Floor

**Kitchen Area:** 3.8 x 3.1m (max) (12'6" x 10'2")

**Dining/Family Area:** 4.7 x 4.2m (max)  
(15'5" x 13'9")

**Utility:** 2.9 x 1.9m (9'6" x 6'3")

**Lobby:** 2.4 x 1.1m (7'10" x 3'7")



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