

# THE CAIRNFIELD 3 bedroom detached villa

THE RESERVE  
AT EDEN



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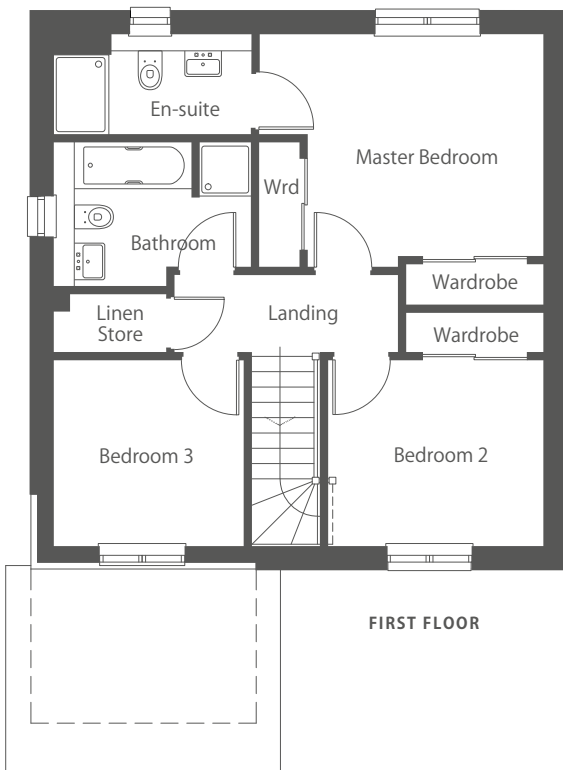
Bancon Homes



# THE CAIRNFIELD

3 bedroom detached villa

The charming Cairnfield villa with integral garage boasts a large open-plan living/dining room that further extends through to a thoughtfully designed kitchen and utility area. A bright, open feel is provided through French doors giving further access to the garden. Completing the ground floor accommodation is a downstairs cloakroom. This attractive property also features generous amounts of storage space. To the first floor are three good-sized bedrooms. The master bedroom comprises attractive en-suite and two built-in wardrobes.



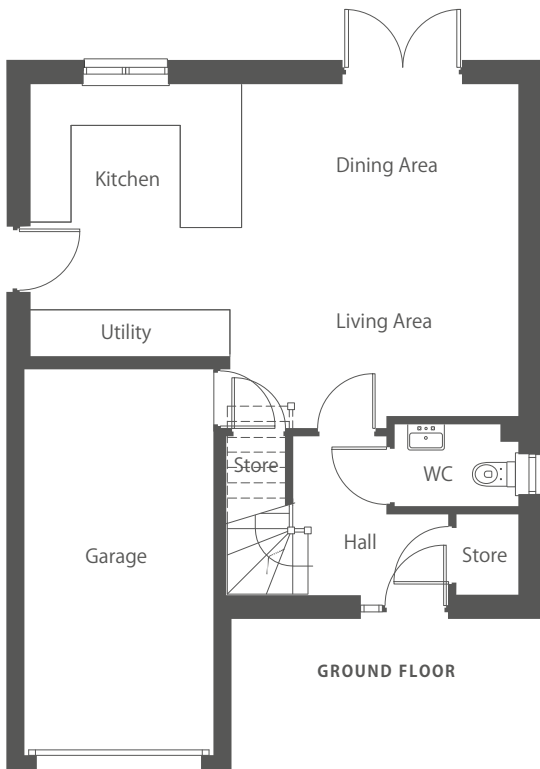
## FIRST FLOOR

Master Bedroom	4.17m x 3.41m	13'8" x 11'2"
En-suite	2.90m x 1.47m	9'6" x 4'10"
Bedroom 2	3.15m x 2.72m	10'4" x 8'11"
Bedroom 3	2.72m x 2.72m	8'11" x 8'11"
Bathroom	2.13m x 2.90m	7'0" x 9'6"

## GROUND FLOOR

Living/Dining	4.22m x 5.00m	13'10" x 16'5"
Kitchen/Utility	3.96m x 3.09m	13'0" x 10'2"
WC	1.83m x 1.20m	6'0" x 3'11"
Garage	2.78m x 5.67m	9'1" x 18'7"
<b>Total area (excluding garage)</b>	<b>97.2m<sup>2</sup></b>	<b>1,045 sq ft</b>

All dimensions are approximate and are taken to the widest point.



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