

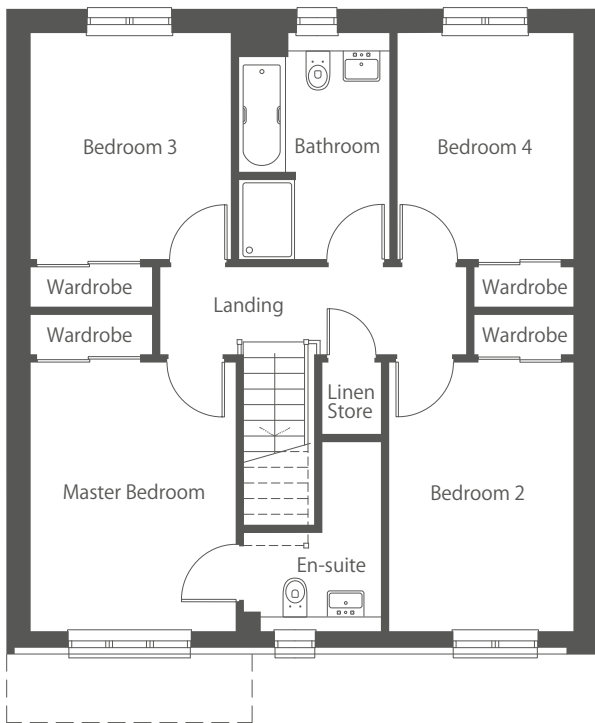
# THE DEE 4 bedroom detached villa

THE RESERVE  
AT EDEN

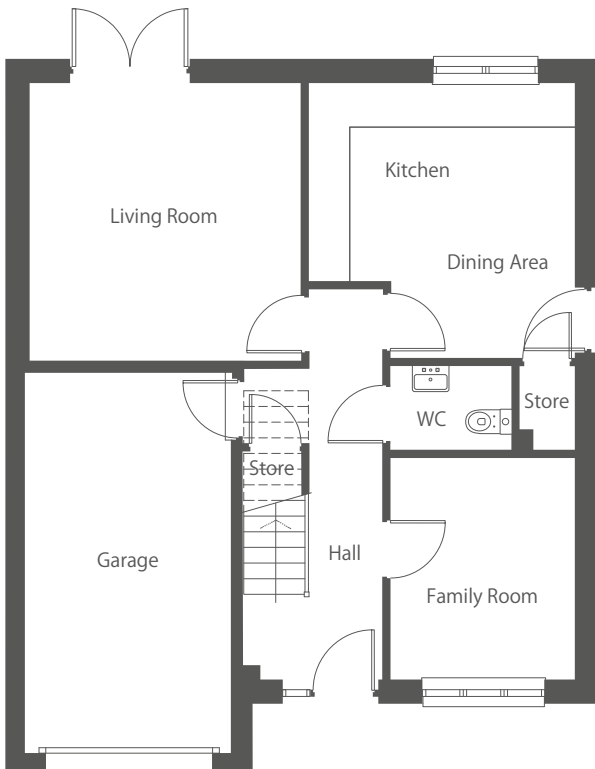


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FIRST FLOOR



GROUND FLOOR

# THE DEE

4 bedroom detached villa

The appealing Dee is a spacious four bedroom detached family villa with integral garage. The Dee features a bright living room with French doors opening through to the garden. The ground floor also features a separate family room and a spacious, attractive open-plan kitchen/dining area with useful store. A convenient cloakroom completes the ground floor. The first floor comprises of a large family bathroom with separate shower and four spacious double bedrooms, one of which features an en-suite.

## FIRST FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Master Bedroom | 3.01m x 3.95m | 9'11" x 13'0" |
| En-suite       | 2.04m x 2.70m | 6'8" x 8'10"  |
| Bedroom 2      | 3.95m x 2.72m | 13'0" x 8'11" |
| Bedroom 3      | 3.30m x 2.95m | 10'10" x 9'8" |
| Bedroom 4      | 3.30m x 2.60m | 10'10" x 8'6" |
| Bathroom       | 2.22m x 3.30m | 7'3" x 10'10" |

## GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Living Room    | 3.96m x 4.06m | 13'0" x 13'4" |
| Kitchen/Dining | 3.90m x 4.04m | 12'9" x 13'3" |
| Family Room    | 2.70m x 3.26m | 8'10" x 10'8" |
| WC             | 1.77m x 1.23m | 5'10" x 4'0"  |
| Garage         | 3.07m x 5.60m | 10'1" x 18'4" |

**Total area** 124.7m<sup>2</sup> 1,340 sq ft  
(excluding garage)

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

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