

# THE LARCH 4 bedroom detached villa

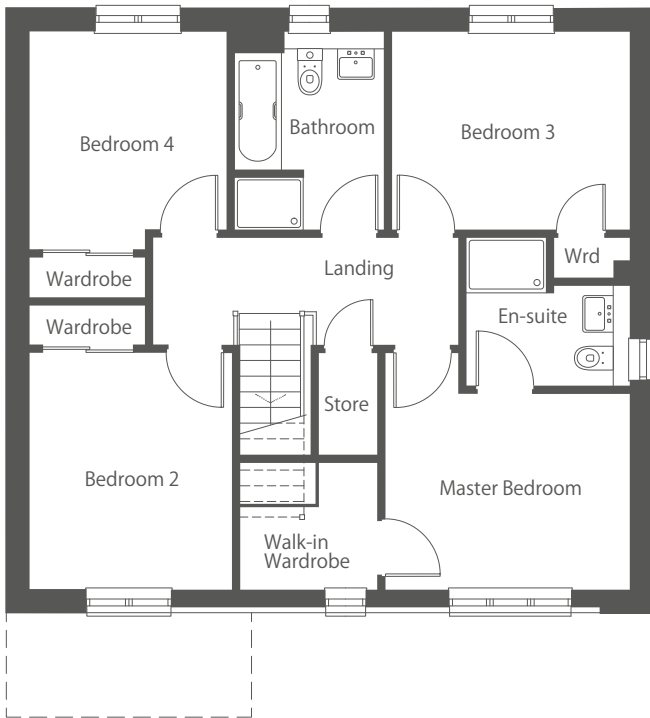
THE RESERVE  
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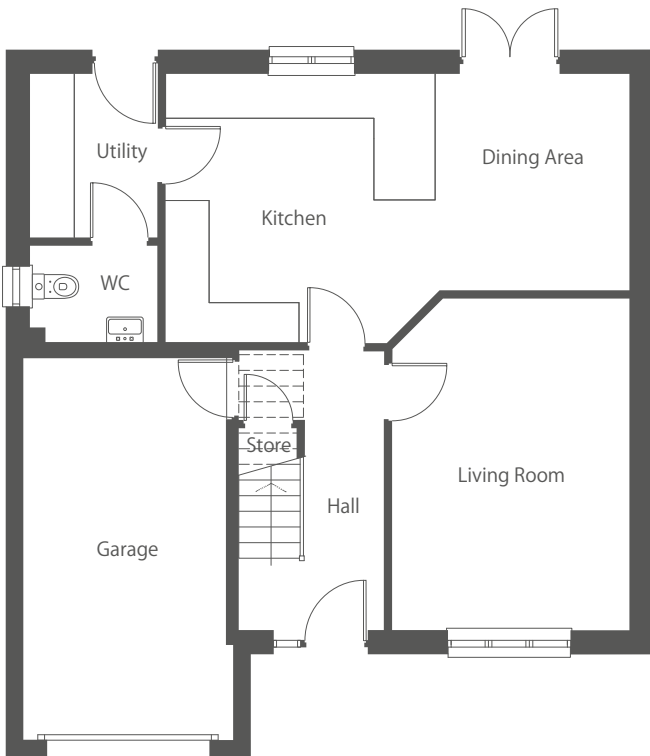
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Bancon Homes





FIRST FLOOR



GROUND FLOOR

# THE LARCH

4 bedroom detached villa

The distinctive Larch is a large detached villa with integral garage. On the ground floor, this spacious family home boasts a large open-plan kitchen and dining area with French doors opening out onto the garden and a beautiful living room – perfect for entertaining and family life. This well-appointed home also comprises a downstairs cloakroom, separate utility room and integral garage. On the first floor, the Larch also features an impressive master bedroom with en-suite, a family bathroom with separate shower and a further three well-proportioned bedrooms, all with fitted wardrobes.

## FIRST FLOOR

Master Bedroom	3.47m x 3.59m	11'5" x 11'9"
En-suite	2.40m x 2.20m	7'11" x 7'3"
Walk-in Wardrobe	2.04m x 1.86m	6'8" x 6'1"
Bedroom 2	3.47m x 2.96m	11'5" x 9'9"
Bedroom 3	3.50m x 2.90m	11'6" x 9'6"
Bedroom 4	2.90m x 2.90m	9'6" x 9'6"
Bathroom	2.20m x 2.90m	7'3" x 9'6"

## GROUND FLOOR

Living Room	3.49m x 4.86m	11'5" x 15'11"
Kitchen	3.96m x 4.03m	13'0" x 13'3"
Dining	2.76m x 3.19m	9'0" x 10'6"
Utility	2.40m x 1.88m	7'11" x 6'2"
WC	1.43m x 1.86m	4'8" x 6'1"
Garage	2.97m x 5.61m	9'9" x 18'4"

Total area 131.0m<sup>2</sup> 1,410 sq ft (excluding garage)

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

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