

The Lucida

3 bedroom home



- Large Kitchen/Dining Room with French doors to garden
- Separate Utility
- Master Bedroom with En-suite and balcony
- Integral Garage

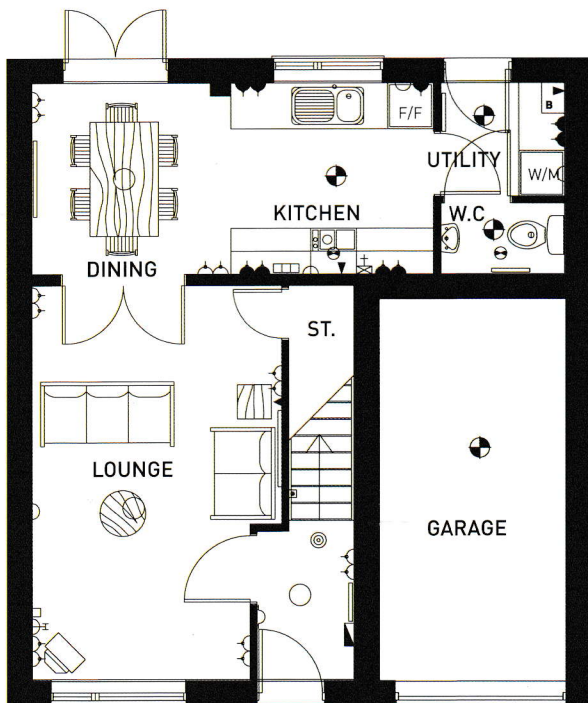


BARRATT
HOMES
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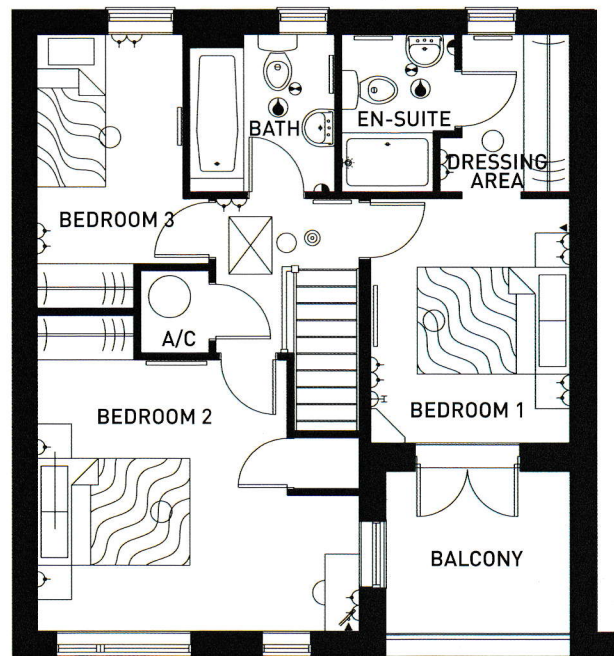


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Ground Floor



First Floor

KEY

- Pendant lamp fitting
- ⊕ Batten lamp fitting
- Splash proof lamp fitting
- ⊗ Energy efficient light
- ⌋ Switched socket outlet
- ⌋ Double switched socket outlet
- ⌋ Switched socket outlet above worktop

- ⌋ Double switched socket outlet above worktop
- ⌋ Socket outlet below worktop switch from control panel
- ⌋ Shaver socket
- ▲ Telephone outlet point
- ⌋ T.V. aerial socket
- ⌋ Cooker control unit
- ⌋ Extractor fan

- ▼ Gas point
- ⊙ Smoke detector
- Radiator
- A/C Airing cupboard
- W/M Washing machine space
- F/F Fridge/Freezer space

Ground Floor (Approximate Dimensions)

Lounge	5160 _{max} x 3280 _{max} 16'11 _{max} " x 10'9 _{max} "
Kitchen	2660 x 2505 8'8" x 8'2"
Dining	2520 x 2505 8'3" x 8'2"
Utility	1630 x 1485 5'4" x 4'10"
W.C.	1630 x 930 5'4" x 3'0"

First Floor (Approximate Dimensions)

Bedroom 1	3200 x 2677 10'6" x 8'9"
En-suite	2060 _{max} x 1490 _{max} 6'9" max x 4'10" max
Dressing Area	2060 x 1700 _{max} 6'9" x 5'7" max
Bedroom 2	4225 _{max} x 4140 _{max} 13'10" max x 13'7" max

Bedroom 3	3590 _{max} x 2260 _{max} 11'9" max x 7'5" max
Bathroom	2060 x 1905 6'9" x 6'3"

Note: Dimensions should not be used for carpet sizes, appliance spaces or tiems of furniture. Purchasers furniture may be of a different size to that indicated.

IMPORTANT NOTICE: These particulars are for illustration only. We operate a policy of a continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property misdescriptions act 1991. Nor do they constitute a contract, part of a contract or a warranty. H. 3/11