

SYCAMORE PLACE

BARRASFORD, NORTHUMBERLAND



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-  THE DAISY
-  THE WISTERIA
-  THE IRIS
-  THE ROSEWOOD

Please note some house styles contain variants. Please speak to a Sales Executive for plot specific drawings.



THE DAISY

THREE BED HOME

SYCAMORE PLACE
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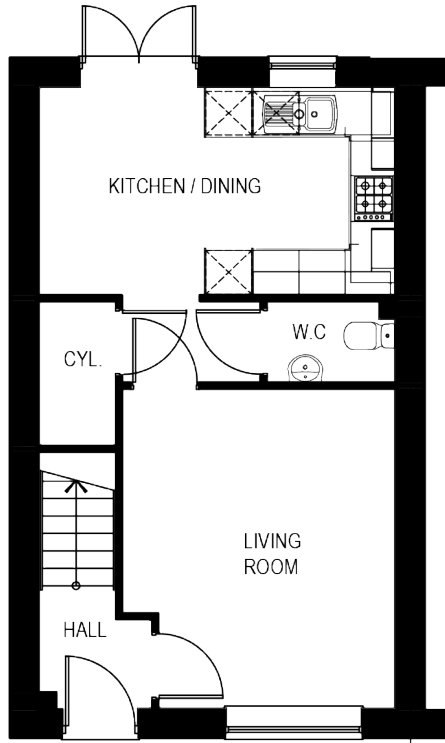
Three-bedroom home with private parking.

The entrance hall leads to the living room, which leads into the open-plan kitchen and dining area with integrated appliances. French doors open onto the rear patio and garden. A W.C. is also located on the ground floor.

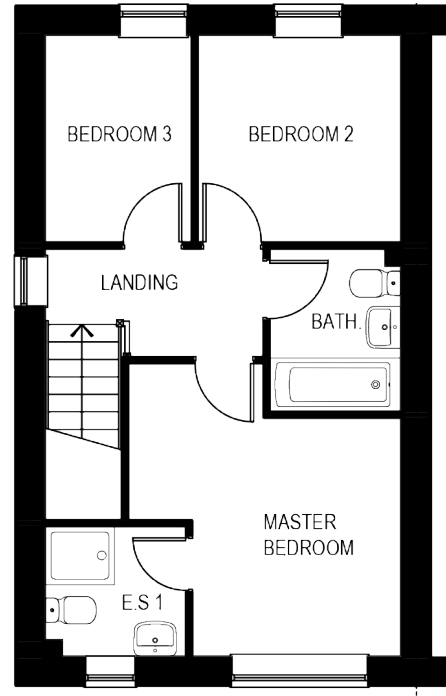
Upstairs, the master bedroom benefits from an en-suite. Two further bedrooms and a family bathroom complete the first floor.



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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3557mm x 4167mm / 11' 7" x 13' 7"
Kitchen / Dining Room	4638mm x 2710mm / 15' 2" x 8' 9"
W.C.	1668mm x 1055mm / 5' 4" x 3' 4"

FIRST FLOOR

Master Bedroom	3557mm x 3108mm / 11' 7" x 10' 2"
En-suite 1	1832mm x 1690mm / 6' 0" x 5' 6"
Bedroom 2	2645mm x 2699mm / 8' 8" x 8' 10"
Bedroom 3	1905mm x 2699mm / 6' 3" x 8' 10"
Bathroom	1708mm x 2125mm / 5' 7" x 6' 11"

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THE ROSEWOOD

FIVE BED HOME

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Five-bedroom detached family home featuring bay windows, a double garage, and private parking bays. The entrance hall leads to a well-proportioned living room and a separate dining room with a walk-in bay window.

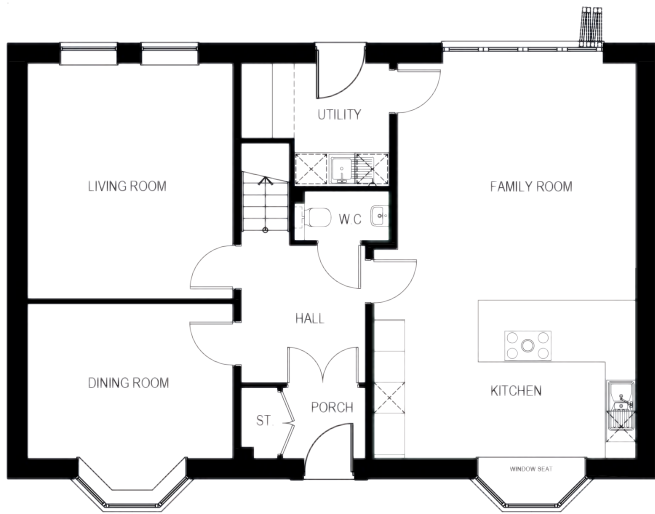
A spacious open-plan kitchen and family area includes bi-fold doors opening onto the rear patio and garden. The contemporary fitted kitchen comes with integrated appliances, and a separate utility room plumbed for a washing machine. A ground-floor W.C. completes the layout.

The first floor offers a generous master bedroom with a double shower en-suite and dressing room, two further double bedrooms, and a family bathroom with both a double shower and a bath.

The second floor provides two spacious double bedrooms, one of which benefits from an en-suite.

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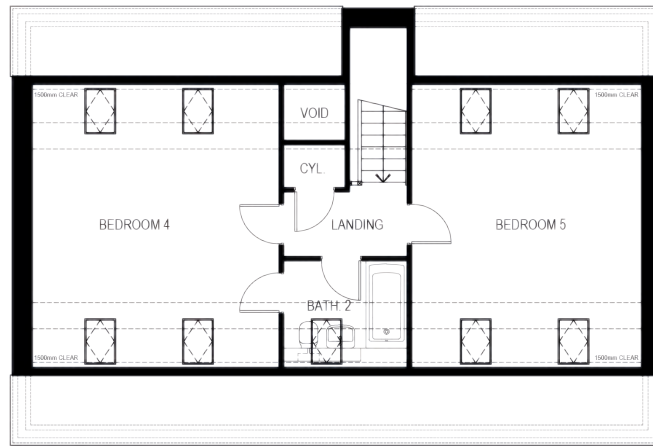




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living Room	3983mm x 4565mm / 13' 0" x 14' 10"
Kitchen	5093mm x 7658mm / 16' 8" x 25' 1"
Dining Room	3983mm x 3000mm / 13' 0" x 9' 9"
Utility	2868mm x 2381mm / 9' 4" x 7' 9"
W.C	1843mm x 963mm / 6' 0" x 3' 1"

FIRST FLOOR

Master Bedroom	4455mm x 4522mm / 14' 7" x 14' 9"
Master Dressing Area	2518mm x 3048mm / 8' 3" x 10' 0"
En-suite 1	1849mm x 3048mm / 6' 0" x 10' 0"
Bedroom 2	4740mm x 3384mm / 15' 6" x 11' 1"
Bedroom 3	4038mm x 4186mm / 13' 2" x 13' 8"
Bathroom 1	2425mm x 3384mm / 7' 11" x 11' 1"

SECOND FLOOR

Bedroom 4	4790mm x 5304mm / 15' 8" x 17' 4"
Bedroom 5	4455mm x 5304mm / 14' 7" x 17' 4"
Bathroom 2	2400mm x 1971mm / 7' 10" x 6' 5"

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THE WISTERIA

FIVE BED HOME

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Five-bedroom, double-fronted family home with front porch, featuring a block-paved driveway leading to the double garage and private parking.

The ground-floor entrance hall opens into a well-proportioned living room and a separate home office.

A spacious open-plan kitchen, dining, and family area includes integrated appliances and bi-fold doors leading to the rear patio and generous garden.

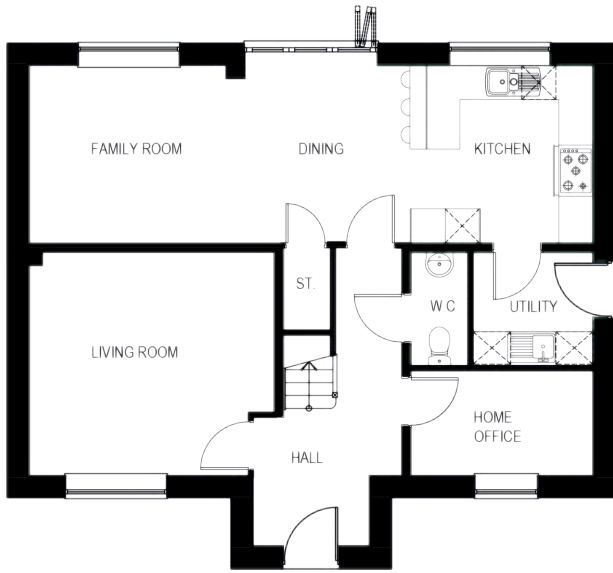
Also on the ground floor are a separate utility room, plumbed for a washing machine, and a separate W.C.

The first floor features a generous master bedroom with a shower en-suite and dressing area. Two further double bedrooms and a family bathroom complete the layout.

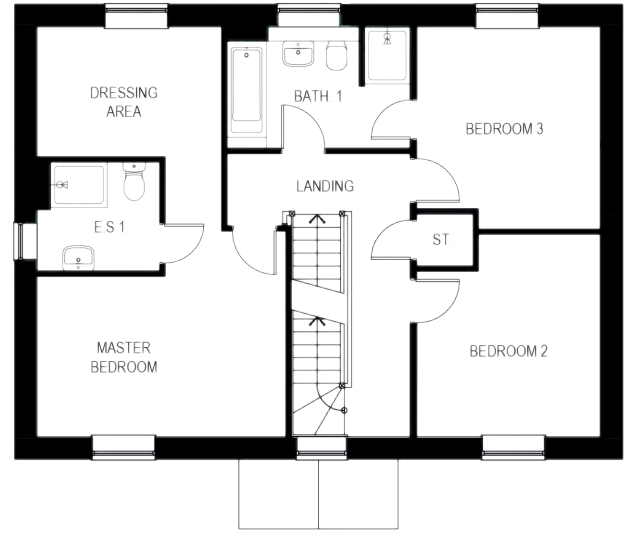
The second floor offers two additional bedrooms and a second family bathroom.

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living Room	4300mm x 3917mm / 14' 1" x 12' 9"
Kitchen, Family, Dining	9907mm x 3120mm / 32' 6" x 10' 2"
Home Office	3198mm x 1838mm / 10' 4" x 6' 0"
Utility	2107mm x 1991mm / 6' 10" x 6' 6"
W.C.	1002mm x 1991mm / 3' 2" x 6' 6"

FIRST FLOOR

Master Bedroom	4382mm x 2821mm / 14' 4" x 9' 3"
En-suite 1	2160mm x 1925mm / 7' 0" x 6' 3"
Master Dressing Area	3249mm x 2285mm / 10' 7" x 7' 5"
Bedroom 2	3227mm x 3559mm / 10' 6" x 11' 8"
Bedroom 3	3227mm x 3559mm / 10' 6" x 11' 8"
Bathroom 1	3233mm x 2140mm / 10' 7" x 7' 0"

SECOND FLOOR

Bedroom 4	4268mm x 4396mm / 14' 0" x 14' 5"
Bedroom 5	3219mm x 4396mm / 10' 6" x 14' 5"
Bathroom 2	2244mm x 1640mm / 7' 3" x 5' 4"

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THE IRIS

FIVE BED HOME

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Five-bedroom family home with block paved drive leading to the integral garage and parking spaces.

Spacious entrance hall leading to the generous living room and separate snug.

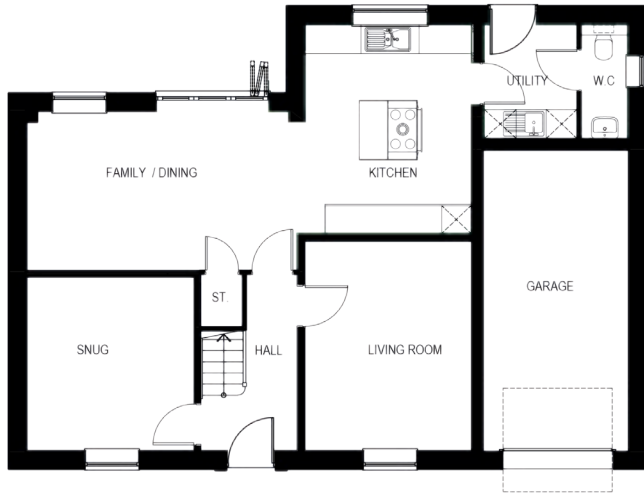
Contemporary fitted kitchen, dining and family area to the rear with integrated appliances and bi-fold doors leading to the rear patio and garden. Ground floor W.C. and utility plumbed for washing machine.

The first floor offers a generous master bedroom with a double shower en-suite and dressing area. Bedroom 2 benefits from a dressing area and double shower en-suite. One further double bedroom, family bathroom and home office complete the first-floor layout.

The second floor offers two spacious double bedrooms with a bathroom.

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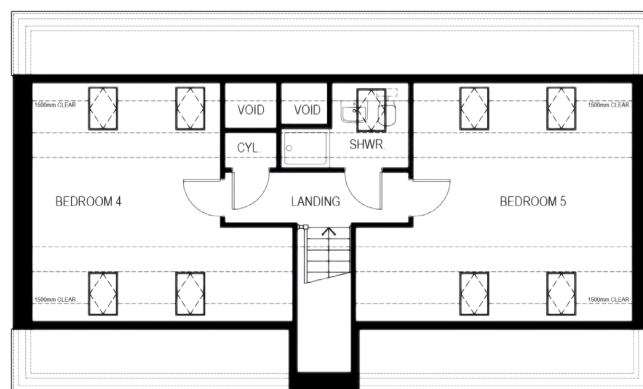




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Living Room	3432mm x 4305mm / 11' 2" x 14' 1"
Family/Dining Room	5565mm x 3266mm / 18' 2" x 10' 8"
Kitchen	3425mm x 4307mm / 11' 2" x 14' 1"
Snug	3435mm x 3566mm / 11' 2" x 11' 7"
Utility	1913mm x 2350mm / 6' 2" x 7' 8"
W.C	952mm x 2350mm / 3' 1" x 7' 8"
Garage	3023mm x 6240mm / 9' 10" x 20' 4"

FIRST FLOOR

Master Bedroom	3241mm x 4348mm / 10' 7" x 14' 3"
Master Dressing Area	2025mm x 2547mm / 6' 7" x 8' 4"
En-suite 1	1850mm x 2547mm / 6' 0" x 8' 4"
Bedroom 2	3495mm x 3273mm / 11' 5" x 10' 8"
Bedroom 2 Dressing Area	2457mm x 1714mm / 8' 0" x 5' 7"
En-suite 2	2433mm x 1819mm / 7' 11" x 5' 11"
Bedroom 3	3705mm x 2547mm / 12' 1" x 8' 4"
Home Office	2335mm x 3005mm / 7' 7" x 9' 10"
Bathroom	1945mm x 2547mm / 6' 3" x 8' 4"

SECOND FLOOR

Bedroom 4	4523mm x 4171mm / 14' 9" x 13' 8"
Bedroom 5	3881mm x 4171mm / 12' 8" x 13' 8"
Shower Room	2639mm x 1380mm / 8' 7" x 4' 6"

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