

# THE POPLAR



## THE POPLAR 3 BEDROOM HOME

Offering an extended downstairs living area, The Poplar is a great choice for those seeking a big house specification within a more manageable footprint.

The ground floor features an L-shaped kitchen and dining room perfect for family activities or entertaining, with French doors leading to the rear garden. Here you will also find a built-in under-stair cupboard providing pantry space or storage. A spacious living room and downstairs cloakroom are all accessed via a separate entrance hall, adding convenience and practicality.

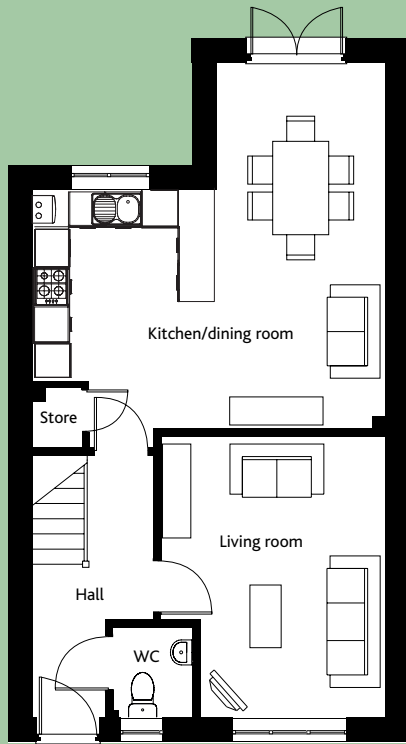
Upstairs, there are three well-sized bedrooms: two doubles, one with an en-suite, and a single bedroom, providing ample space for a growing family.

The Poplar features a modern kitchen with a double oven, induction hob, and brushed stainless steel extractor hood. The bathroom and en-suite are equipped with heated towel rails. Solar panels and an electric car charging point come as standard, promoting energy efficiency and sustainability. Security and comfort are prioritised with white PVC double-glazed windows and secure locks, while polished chrome handles and profiled skirting add perfect finishing touches.

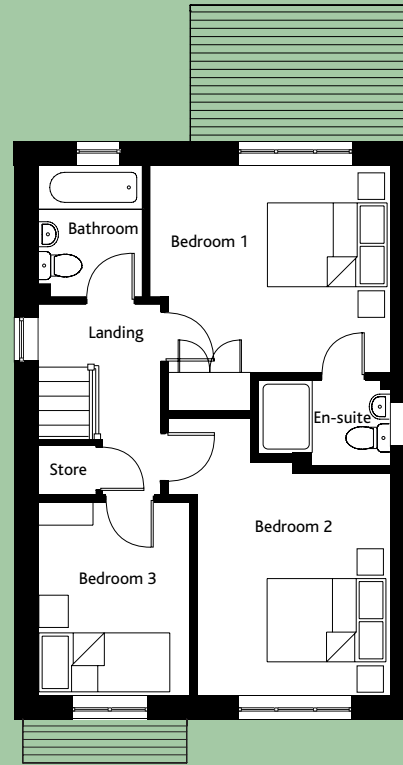
Each Cannon Kirk home comes complete with a 10-year NHBC "Buildmark" warranty, guaranteeing long-term quality.

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CANNON KIRK  
homes



GROUND FLOOR



FIRST FLOOR

	mm	ft
<b>GROUND FLOOR</b>		
Kitchen/dining room	5,872 x 5,648	19'3" x 18'6"
Living Room	4,507 x 3,595	14'9" x 11'10"
WC	1,466 x 1,274	4'10" x 4'2"
<b>FIRST FLOOR</b>		
Bedroom 1	3,300 x 3,835	10'10" x 12'7"
Bedroom 1 Ensuite	1,400 x 2,122	4'7" x 7'0"
Bedroom 2	3,560 x 3,097	11'8" x 10'2"
Bedroom 3	3,113 x 2,450	10'3" x 8'1"
Bathroom	2,099 x 1,712	6'11" x 5'7"
<b>GROSS INTERNAL FLOOR AREA: 100.5 sq m (1,082 sq ft)</b>		



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All room sizes are approximate and are generally measured between all wall finishes. All room dimensions include wardrobe recess where applicable. Some window positions may vary, as may porch sizes. These measurements should NOT be relied upon for purchasing carpets, appliances, furniture or any household items and should be construed as being a guide only to the actual finished room sizes. All purchasers must satisfy themselves as to the exact dimensions, layout and specifications of the property they intend to purchase. Please consult a Sales Advisor. This brochure does not constitute a part of any contract and is to be intended as a guide only as to the general specification and measurements of the property, and the general layout and nature of the development. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at this development.

House specification subject to slight changes. Details available in the near future.

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