

# THE RUSSET



## THE RUSSET 4 BEDROOM HOME

**The Russet is a stylish and versatile four-bedroom home, intelligently designed for the larger family.**

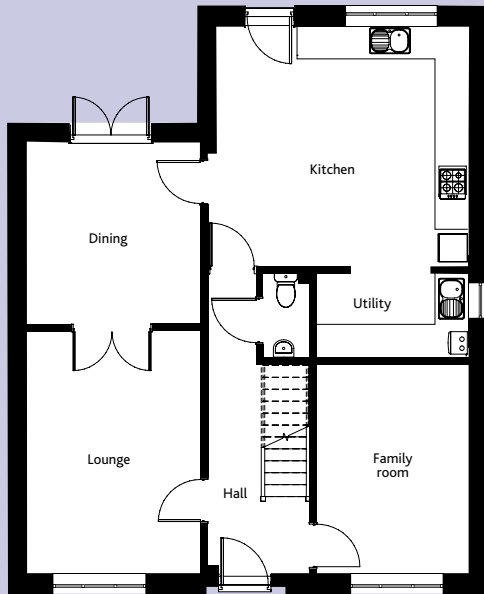
The ground floor features a spacious lounge, a cosy family room, and a dining room with French doors leading to the rear garden. A utility area adds a welcome practical space.

Upstairs, the main bedroom boasts an en-suite, while the remaining bedrooms share a well-appointed family bathroom.

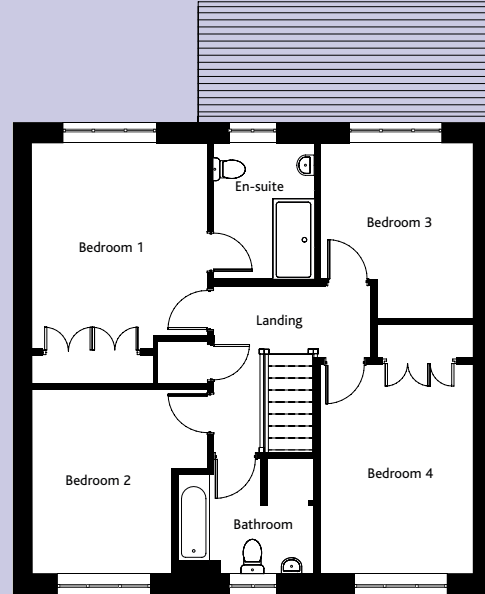
The Russet is completed to a high standard, with a choice of high-quality kitchens featuring a double oven, induction hob, chimney-style extractor fan, integrated fridge-freezer and dishwasher. The bathroom, en-suite, and cloakroom are fitted with

designer white sanitaryware for a sleek, modern finish, complemented by heated towel rails in the main bathroom and en-suite. Solar panels and an electric car charging point come as standard, ensuring energy efficiency and sustainability. Panelled interior doors with polished chrome handles, profiled skirting and architraves, and hardwood handrails on the stairs add elegant finishing touches throughout.

Enjoy peace of mind with the 10-year NHBC "Buildmark" warranty included with every Cannon Kirk home.



GROUND FLOOR



FIRST FLOOR

	mm	ft
<b>GROUND FLOOR</b>		
Lounge	4,755 x 3,395	15'7" x 11'2"
Dining Room	3,555 x 3,395	11'8" x 11'2"
Kitchen/breakfast room	4,343 x 4,973	14'3" x 16'4"
Utility	1,650 x 2,990	5'5" x 9'10"
Family Room	4,080 x 2,990	13'5" x 9'10"
WC	1,662 x 930	5'5" x 3'1"
<b>FIRST FLOOR</b>		
Bedroom 1	4,072 x 3,462	13'4" x 11'4"
Bedroom 1 Ensuite	2,692 x 2,007	8'10" x 6'7"
Bedroom 2	3,612 x 3,462	11'10" x 11'4"
Bedroom 3	3,492 x 3,015	11'5" x 9'11"
Bedroom 4	4,080 x 2,990	13'5" x 9'10"
Bathroom	2,247 x 2,682	7'4" x 8'10"
<b>GROSS INTERNAL FLOOR AREA: 157.7 sq m (1,698 sq ft)</b>		



SCAN HERE  
TO VIEW A  
VIRTUAL TOUR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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.

## THE RUSSET 4 BEDROOM HOME