

# The Cedar

 3 BEDROOMS  2 BATHROOMS  1,121 FT<sup>2</sup>

The Cedar is a beautifully designed three-bedroom detached home, offering spacious, modern living with thoughtful details throughout and two dedicated parking spaces.

On the ground floor, you'll find a bright and inviting lounge, a study, and a generous kitchen/family room featuring bi-fold doors that open onto the rear garden - perfect for entertaining or relaxing. A separate utility room with space for both a washer and dryer, and a convenient cloakroom, complete the downstairs layout.

Upstairs, the standout master bedroom includes a walk-through dressing area and a stylish en suite. Two further double bedrooms and a generous family bathroom with a separate bath and shower provides ample space for family or guests.

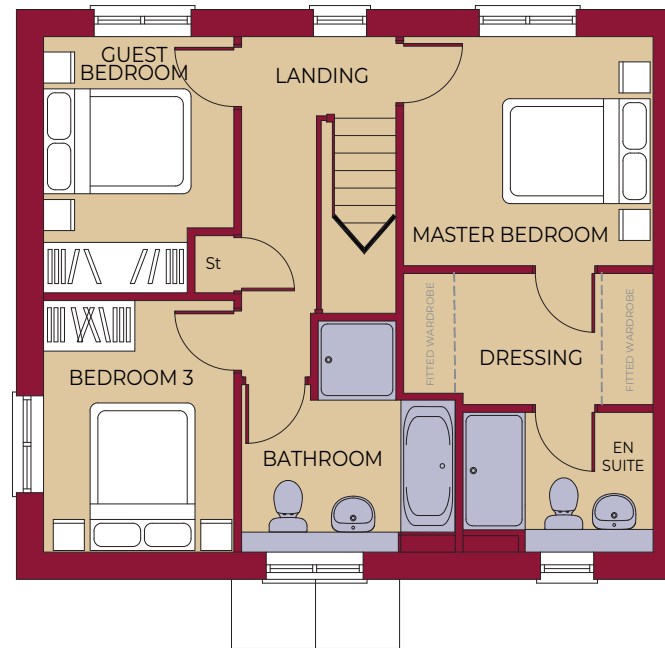
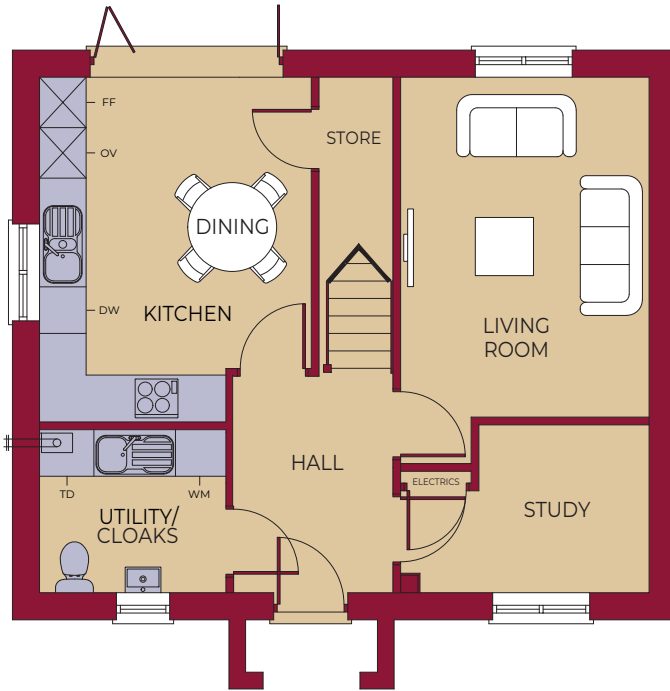
The Cedar is an ideal home for comfortable, flexible living.



Computer generated images are for illustrative purposes only. Elevations, landscaping and boundary treatments may differ from shown.

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## GROUND FLOOR

LIVING ROOM	4350mm x 3150mm 14' 3" x 10' 4"
KITCHEN / DINING	4410mm x 3475mm 14' 6" x 11' 5"
UTILITY / CLOAKS	2375mm x 2075mm 7' 10" x 6' 10"
STUDY	3160mm (max) x 2135mm 10' 4" (max) x 7' 0"

## FIRST FLOOR

MASTER BEDROOM	3260mm x 2925mm 10' 8" x 9' 7"
MASTER DRESSING	3260mm (max)(inc. 'robes) x 1690mm 10' 8" (max)(inc. 'robes) x 5' 7"
MASTER EN SUITE	2420mm x 1775mm (max) 7' 11" x 5' 10" (max)
GUEST BEDROOM	3275mm (max) x 2420mm 10' 9" (max) x 7' 11"
BEDROOM 3	3210mm x 2420mm 10' 6" x 7' 11"
BATHROOM	2950mm (max) x 2750mm 9' 8" (max) x 9' 0"

### KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store