

GATCOMBE  
ORCHARD  
WRINGTON



FLOORPLANS



Computer generated image of plots: 16 & 17

## HT 2A

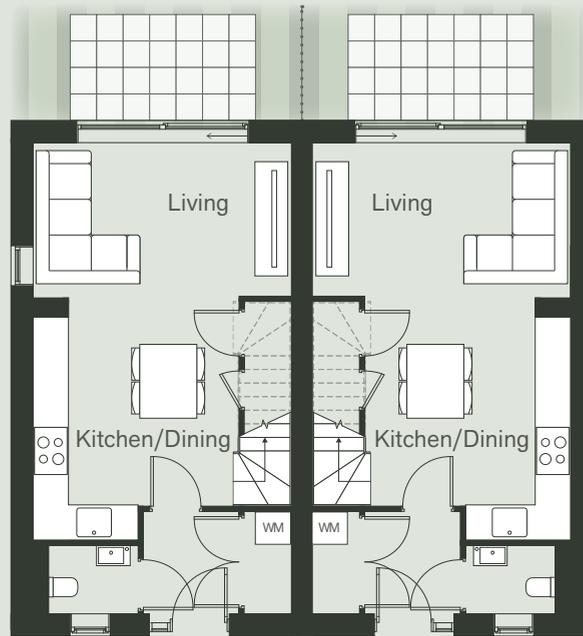
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2 Bedroom Semi-detached

Plots: 4, 5, 16 & 17

Total Area:

69.96 sqm (753 sq. ft.)



Plots: 4 & 16

Plots: 5 & 17

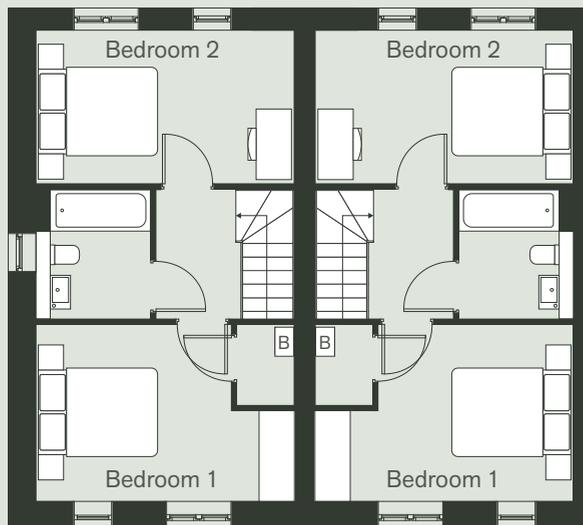
## Ground Floor

### Kitchen/Dining

3.6m × 3.5m (11'10" × 11'6")

### Living

4.4m × 2.6m (14'5" × 8'8")



Plots: 4 & 16

Plots: 5 & 17

## First Floor

### Bedroom 1

4.4m × 3.0m (14'5" × 9'11")

### Bedroom 2

4.4m × 2.6m (14'5" × 8'7")

Key:

- [B] Boiler
- [WM] Space and plumbing for washing machine

\* Please note – Window variation differs from shown on specific plots. See sales negotiator for details.

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and are not plot specific. June 2024.



Computer generated image of plots: 18 & 19

## HT 3A

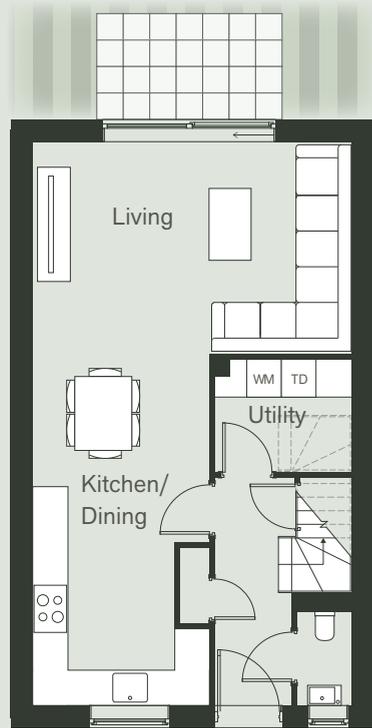
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3 Bedroom House

Plots: *11, 13, 14, 18, 19, 24 & 26*

Total Area:

*103.03 sqm (1109 sq.ft.)*



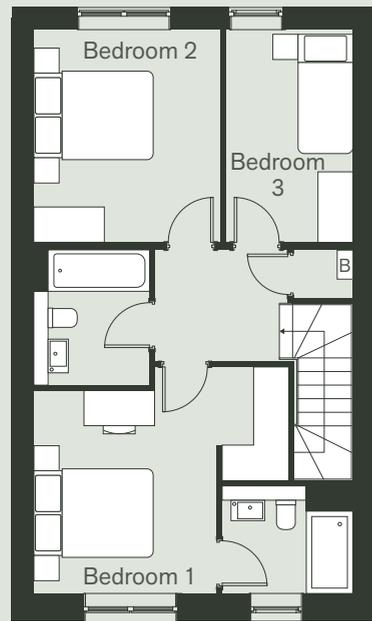
## Ground Floor

### Kitchen/Dining

6.0m × 3.0m (19'8" × 9'10")

### Living

5.4m × 3.6m (17'9" × 11'10")



## First Floor

### Bedroom 1

4.1m × 3.9m (13'5" × 12'8")

### Bedroom 2

3.6m × 3.2m (11'10" × 10'6")

### Bedroom 3

3.6m × 2.2m (11'10" × 7'3")

Key:

- [B] Boiler
- [WM] Space and plumbing for washing machine
- [TD] Space for tumble dryer

\* Please note – Plots 13 & 18 are handed, plots 11, 14, 19, 24 & 26 have sedum flat roofs, see sales negotiator for details.

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# HT 3C

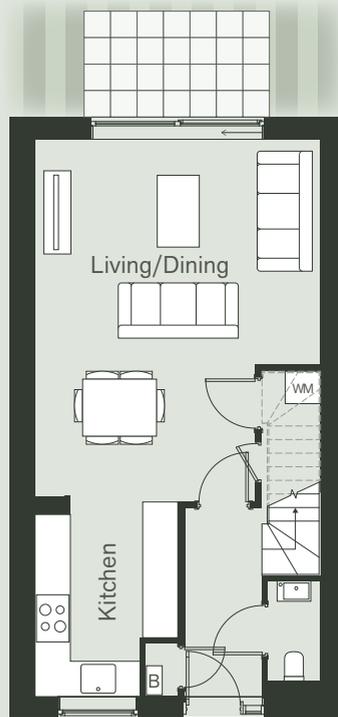
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3 Bedroom house

Plots: 7, 8 & 10

Total Area:

*111.02 sqm (1195 sq.ft.)*



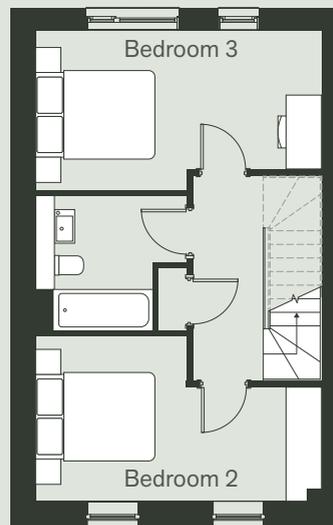
## Ground Floor

### Kitchen

3.3m × 2.5m (10'10" × 8'2")

### Living/Dining

6.2m × 5.0m (20'4" × 16'5")



## First Floor

### Bedroom 2

5.0m × 2.8m (16'4" × 9'3")

### Bedroom 3

5.4m × 2.7m (16'4" × 8'11")



## Second Floor

### Bedroom 1

7.3m × 3.9m (23'11" × 12'6")

Key:

- [B] Boiler
- [WM] Space and plumbing for washing machine
- [RL] Roof light
- Sloping ceilings

\* Please note – Plots 7 & 10 are handed, see sales negotiator for details.

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# HT 3D

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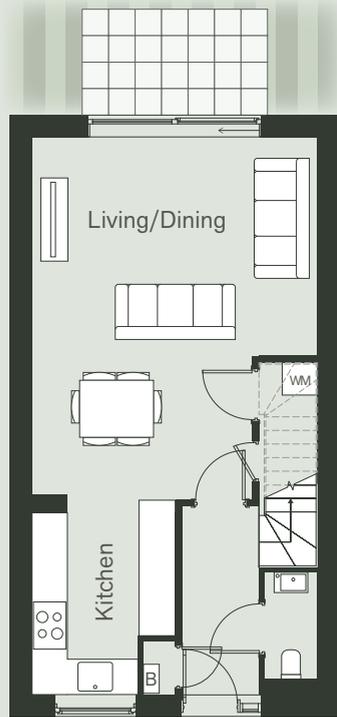
3 Bedroom house

Plots: 6, 9 & 15

Total Area:

*120.03 sqm (1292 sq. ft.)*





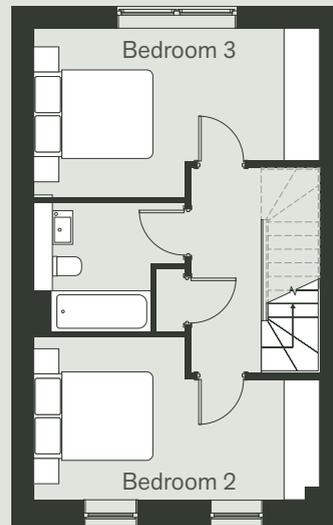
## Ground Floor

### Kitchen

3.4m x 2.5m (11'2" x 8'2")

### Living/Dining

6.2m x 4.9m (20'4" x 16'1")



## First Floor

### Bedroom 2

4.9m x 2.7m (16'1" x 8'11")

### Bedroom 3

4.9m x 2.9m (16'1" x 9'5")



## Second Floor

### Bedroom 1

8.0m x 3.8m (26'3" x 12'6")

Key:

[B] Boiler  
[WM] Space and plumbing for washing machine

\* Please note – Plot 15 is handed, see sales negotiator for details.

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Computer generated image of plots: 12 & 13

## HT 4C

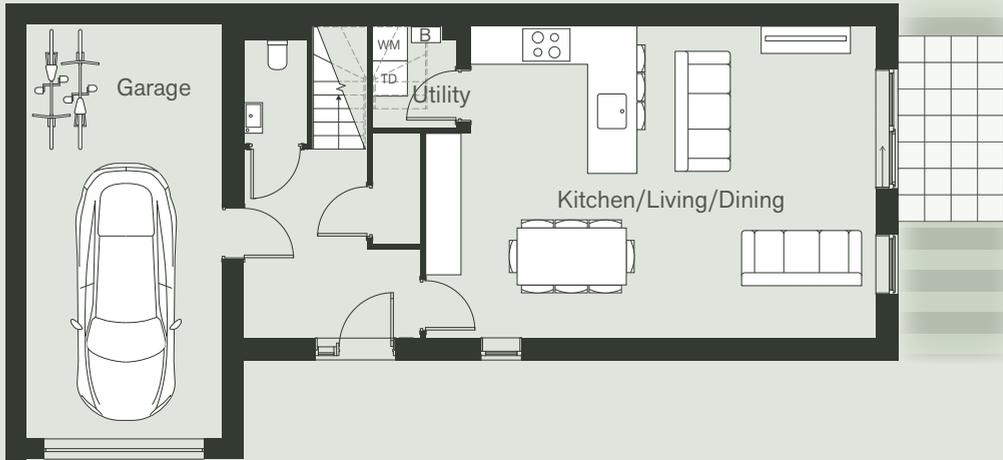
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4 Bedroom Detached

Plots: 12 & 22

Total Area:

*137.96 sqm (1485 sq. ft.)*



## Ground Floor

### Kitchen/Living/Dining

7.7m × 5.3m (25'1" × 17'5")



## First Floor

### Bedroom 1

5.3m × 3.8m (17'5" × 12'6")

### Bedroom 2

3.9m × 3.6m (12'10" × 11'10")

### Bedroom 3

3.0m × 4.7m (9'10" × 15'5")

### Bedroom 4

3.8m × 2.1m (12'5" × 7'1")

Key:

- [B] Boiler
- [WM] Space and plumbing for washing machine
- [TD] Space for tumble dryer

\* Please note – Plot 22 is handed, see sales negotiator for details.

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different by design

