

# THE DERWENT



The Derwent is a two-bedroom semi-detached home.

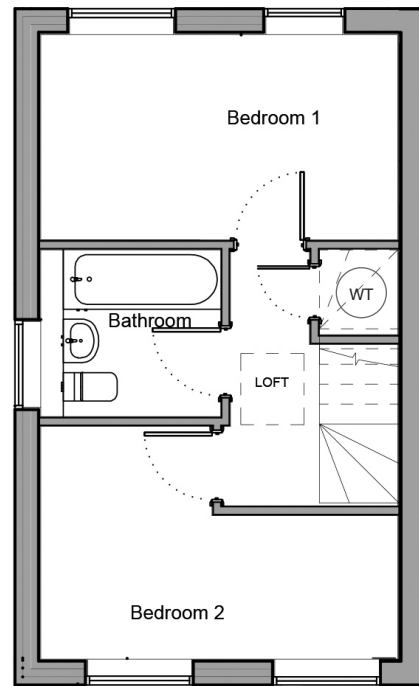
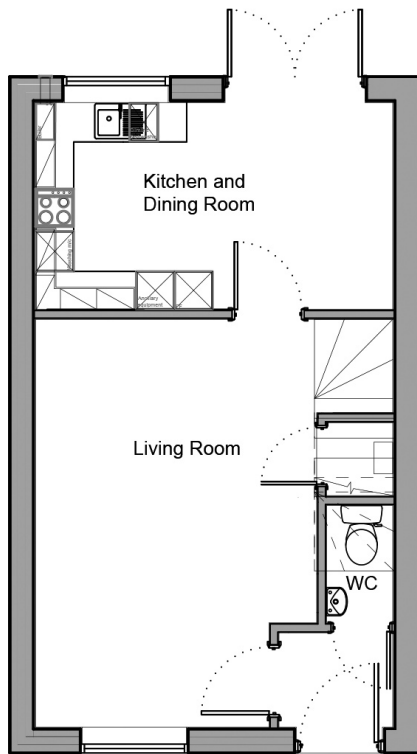
The ground floor features a living room and an open-plan kitchen and dining area with direct access to the rear garden. A convenient downstairs WC completes the layout.

Upstairs, there are two double bedrooms and a modern family bathroom, providing flexible accommodation.

The property also comes with private off-street parking and EV charging facilities.

# THE DERWENT

## 2 BEDROOM HOUSE



### Ground Floor

#### Room dimensions

Living Room 3.53m x 5.15m  
11'7" x 16'10"

Kitchen / Dining 4.50m x 2.61m  
14'9" x 8'7"

### First Floor

#### Room dimensions

Bedroom 1 4.50m x 2.59m  
14'9" x 8'6"

Bedroom 2 4.5m x 2.94m  
14'9" x 9'7"

*Specifications: This information is for guidance only and does not form any part of a contract or constitute a warranty.*

*Illustrations are of typical elevations and may vary. Floor plan are not drawn to scale.*

*Room dimensions are subject to a +/- 50mm(2") tolerance and are based on a maximum dimensions in a each room.*

*Please contact your sales consultant on site for specific elevations, room dimensions and external finishes.*