



# The Esless

## 3 Bedroom Semi-Detached Home

The Esless has two flexible living spaces, one of which opens straight out onto the garden. The Esless has been designed with easy living in mind, making it ideal for first-time buyers, young professionals and downsizers who want the tradition of a separate living room and the convenience of a downstairs cloakroom. On the first floor there is a family bathroom and three bedrooms. The principal bedroom features an en-suite shower room. There is also a private driveway and garden outside the property.



### Room Sizes

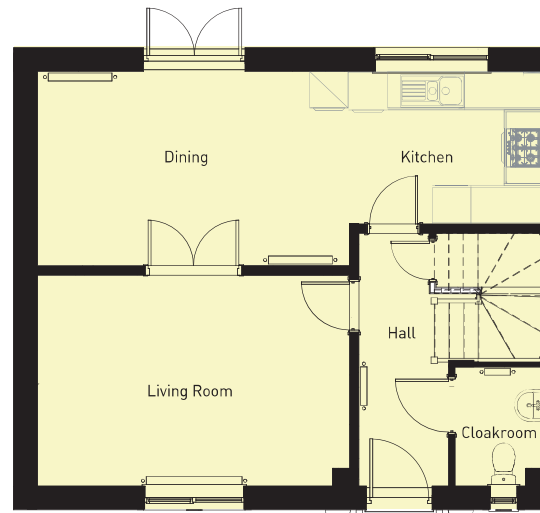
1182 sqft

#### GROUND FLOOR

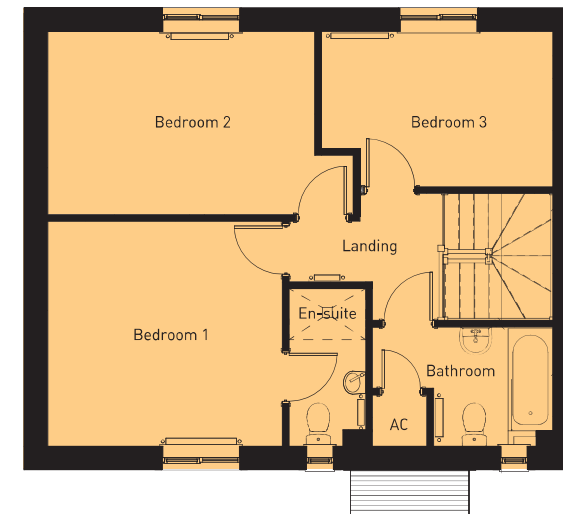
|              | <i>imperial</i> | <i>metric</i> |
|--------------|-----------------|---------------|
| Living Room  | 10'10" x 16'    | 3.30m x 4.88m |
| Kitchen Area | 7'9" x 9'10"    | 2.38m x 3.00m |
| Dining Area  | 9'11" x 16'     | 3.03m x 4.88m |
| Hall         | 12'11" x 4'5"   | 3.95m x 1.35m |
| WC           | 6' x 4'5"       | 1.85m x 1.35m |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 11'6" x 11'11"  | 3.51m x 3.65m |
| En-suite      | 8' x 3'10"      | 2.45m x 1.18m |
| Bedroom Two   | 9'4" x 15'7"    | 2.85m x 4.76m |
| Bathroom      | 6' x 9'2"       | 1.85m x 2.81m |
| Bedroom Three | 7'11" x 11'10"  | 2.42m x 3.61m |



GROUND FLOOR



FIRST FLOOR