

# The Admiral

## Plots 15, 16, 17, 18 & 19

VALLEY PARK



### Four Bedroom House

The Admiral boasts a traditional elegance complemented with a contemporary interior of opulent proportions. This home benefits from a large and welcoming reception hallway leading to a family room whose French doors open out to a private courtyard and up to the rear garden.

With separate utility, the open plan kitchen / dining room spills out onto the spacious and landscaped rear back garden whose large patio is great for Summer outdoor entertaining. The large and double aspect lounge opens at the front onto a large glass

balcony whilst the rear of the lounge has French doors onto the gardens. The large study is both appealing and functional with double French doors opening out onto the balcony.

Forming a sculptural focal point this beautifully appointed staircase is flooded with light as you ascend to the bedrooms where you will find 2 master bedrooms with en-suites and a further two double bedrooms with main bathroom, having separate bath and shower enclosure. These unique and exclusive properties are designed with the practicalities of modern living in mind.



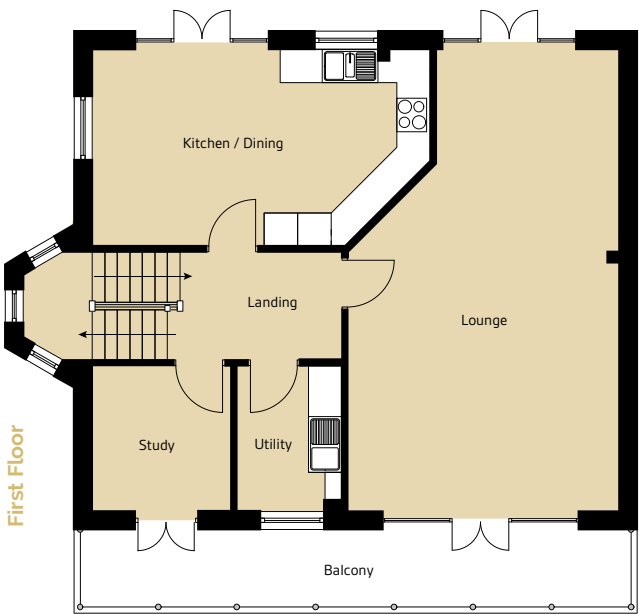
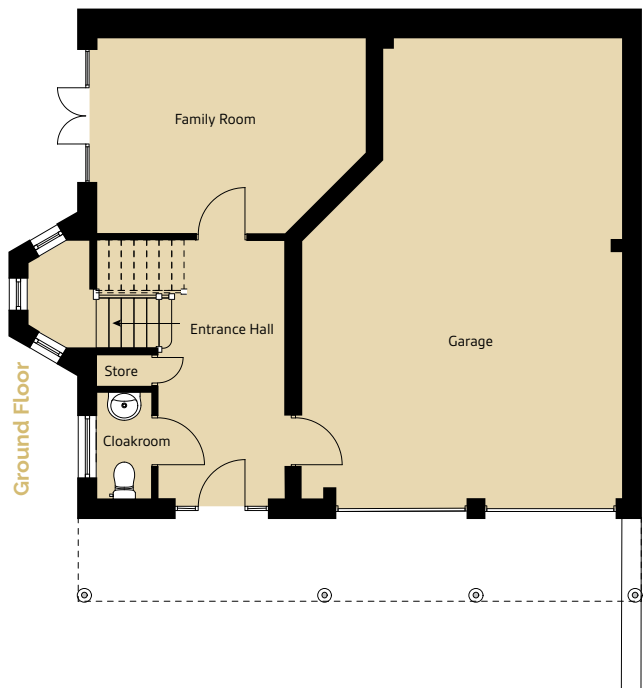
07973 555027 [sales@kach.co.uk](mailto:sales@kach.co.uk)

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

Customers should note this illustration is an example of the housetype. All dimensions indicated are approximate. Homes may be "handed" (mirror images) versions of the illustrations and may be detached, semi-detached or terraced. Material used may differ from plot to plot.

# Floor plan

2536sqft



### Ground Floor

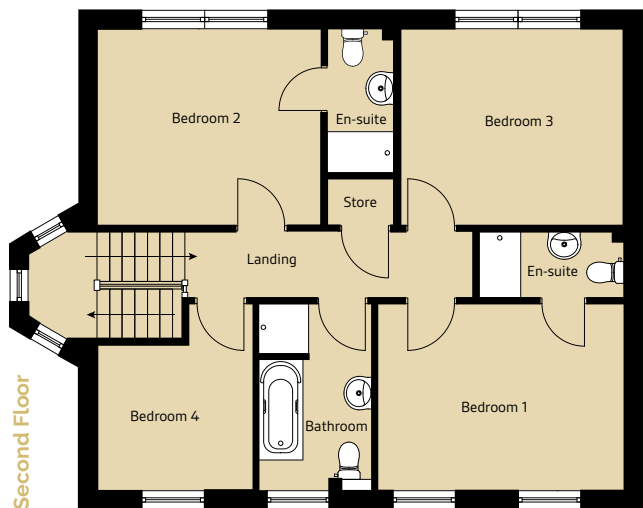
	Millimeters:	Feet & inches:
Family Room	4800 x 3500 max	15'9" x 11'6" max
Garage	8250 x 5750 max	27'1" x 18'10" max

### First Floor

	Millimeters:	Feet & inches:
Kitchen / Dining	6050 x 3500 max	19'10" x 11'6" max
Utility	2600 x 1850	8'6" x 6'1"
Lounge	8250 x 4850 max	27'1" x 15'11" max
Study	2500 x 2600	8'2" x 8'6"

### Second Floor

	Millimeters:	Feet & inches:
Bedroom 1	4350 x 3350	14'3" x 11'0"
En-suite 1	1200 x 2600	3'11" x 8'6"
Bedroom 2	4000 x 3500	13'1" x 11'6"
En-suite 2	1200 x 2600	3'11" x 8'6"
Bedroom 3	4000 x 3500	13'1" x 11'6"
Bedroom 4	2750 x 3350 max	9'0" x 11'0" max
Bathroom	3350 x 2050	11'0" x 6'9"



## Site Plan

