



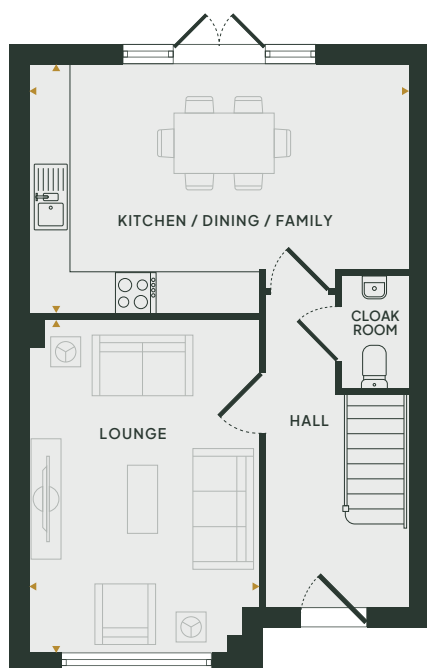
THE SMALLHYTHE

ELGAR PARK

3 bedroom detached home

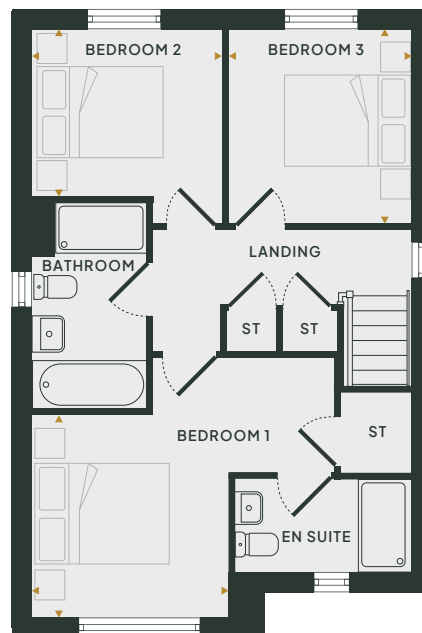
Fitchett
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THE SMALLHYTHE



Ground Floor

Kitchen / Dining / Family	5.64m x 3.70m	18'6" x 12'2"
Lounge	4.94m x 3.44m	16'2" x 11'3"



First Floor

Bedroom 1	3.41m x 2.91m	11'2" x 9'7"
Bedroom 2	2.79m x 2.60m	9'2" x 8'6"
Bedroom 3	3.18m x 2.77m	10'5" x 9'1"

The Smallhythe is a characterful detached home that beautifully blends classic architecture with modern practicality. Deceptively spacious, this home offers generous accommodation across both floors, featuring three double bedrooms that provide comfort and elegance for a refined living experience.

FEATURES:

- Bright dual-aspect lounge
- Stylish open-plan kitchen
- Three spacious double bedrooms
- Flexible third bedroom/study

ST - Store Cupboard

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These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot. Room sizes given are approx. Overall finished room sizes and subject to normal building tolerances (ie ± 75 mm). Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Fitchett Homes.