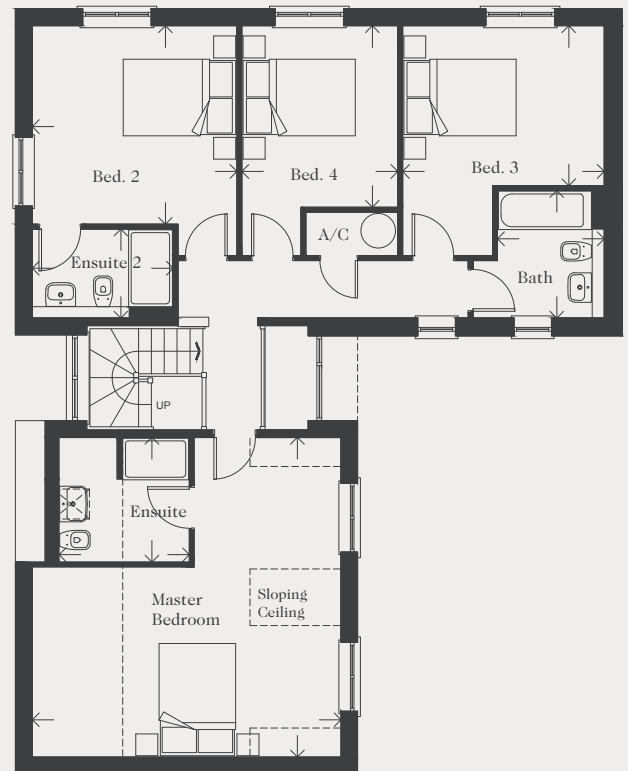
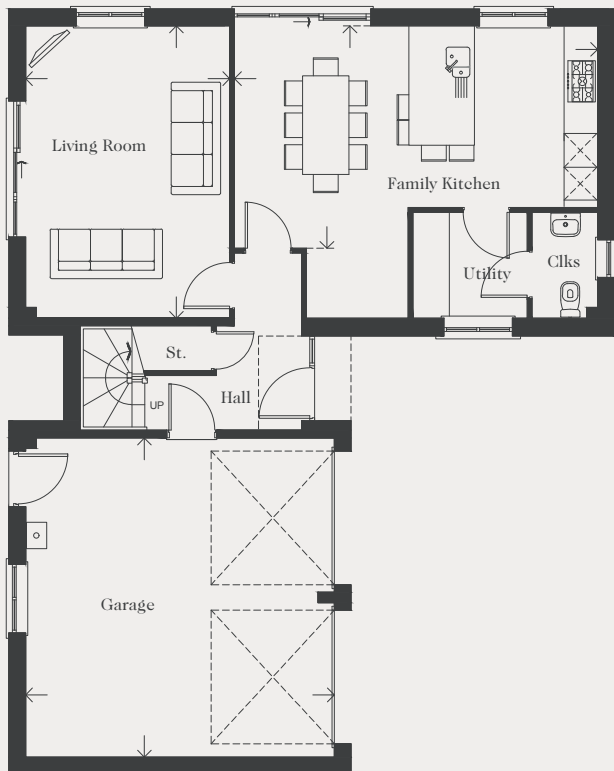


**SQUIRREL  
CLOSE  
YANWATH  
PENRITH**



**PLOT 4: The Bowscale A**  
4 bedroom detached house with double garage

Floor Area 159m<sup>2</sup> | 1710 sq ft



**GROUND FLOOR**

Living Room	5.31 x 3.70m	17'5" x 12'2"
Kitchen	3.43 x 3.29m	11'3" x 10'10"
Family Room / Dining	5.31 x 3.14m	17'5" x 10'4"
Cloaks	1.91 x 1.17m	6'3" x 3'10"
Utility	2.06 x 1.91m	6'9" x 6'3"
Garage	5.80 x 5.61m	19'0" x 18'5"

**FIRST FLOOR**

Master Bedroom	5.81 x 5.61m	19'1" x 18'5"
Ensuite	2.35 x 2.25m	7'9" x 7'5"
Bedroom 2	3.71 x 3.60m	12'2" x 11'10"
Ensuite 2	2.55 x 1.60m	8'4" x 5'3"
Bedroom 3	3.65 x 2.89m	12'0" x 9'6"
Bedroom 4	3.29 x 2.82m	10'10" x 9'3"
Bathroom	2.20 x 1.92m	7'3" x 6'4"

Please Note: Arrows denote measurement positions. Floor plans and house type illustrations shown for guidance purposes only. All dimensions are provisional and should be checked on site. Kitchen layout, colours, sizes and styles of doors, windows, landscape features and other such details may vary.