



# The Grappenhall

4 bed detached, 3 storey

A luxurious four-bedroom, three-storey home with large open-plan living areas and three bathrooms

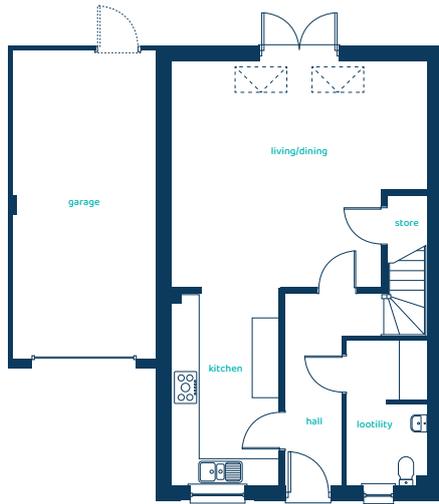


Predicted EPC rating

**ANWYL**

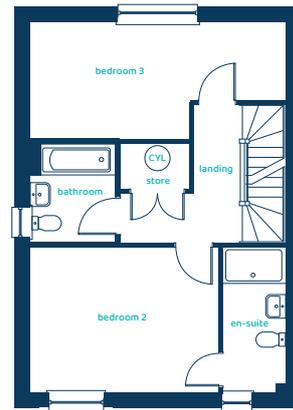
[anwylhomes.co.uk](http://anwylhomes.co.uk)

## Ground Floor Plan



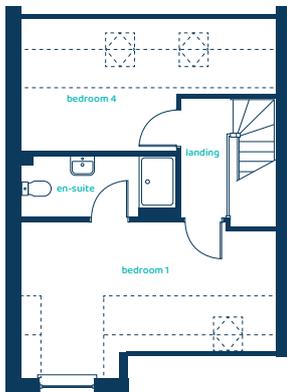
Room	Imperial	Metric
Living/Dining	18'11" x 16'10"	5.76m x 5.14m
Kitchen	7'11" x 14'4"	2.40m x 4.37m
Looility	5'11" x 10'10"	1.80m x 3.31m
Garage	10'9" x 23'3"	3.27m x 7.08m

## First Floor Plan



Room	Imperial	Metric
Bedroom 2	14'0" x 10'11"	4.72m x 3.32m
Bedroom 3	18'11" x 8'8"	5.76m x 2.65m
Bathroom	6'4" x 7'5"	1.92m x 2.26m
En-Suite	4'7" x 10'11"	1.40m x 3.32m

## Second Floor Plan



Room	Imperial	Metric
Bedroom 1	18'9" x 10'10"	5.72m x 3.29m
Bedroom 4	18'9" x 10'0"	5.72m x 3.04m
En-Suite	11'4" x 4'8"	3.45m x 1.41m

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Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Grappenhall 11/04/25.

