

# Majestic Range

## The Derwent

### 5 Bedroom Detached

#### Overall footprint size

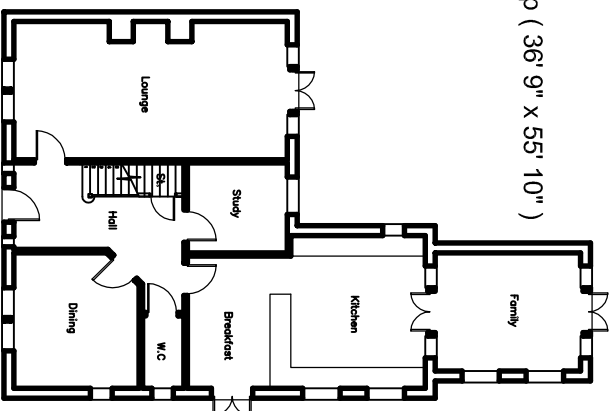
11.2m wide x 17.0m deep ( 36' 9" x 55' 10" )

#### Total floor area

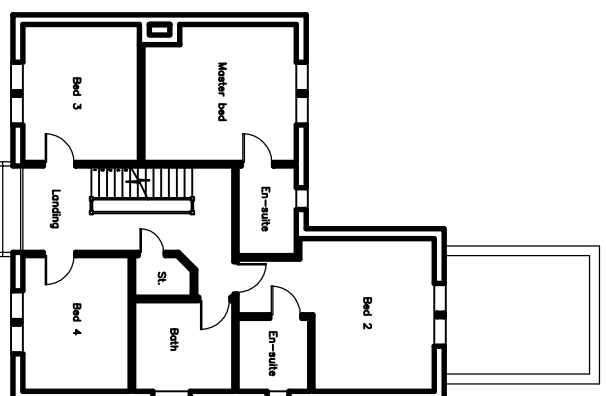
270m<sup>2</sup> ( 2905 sq. ft )

### Dimensions ( in metres )

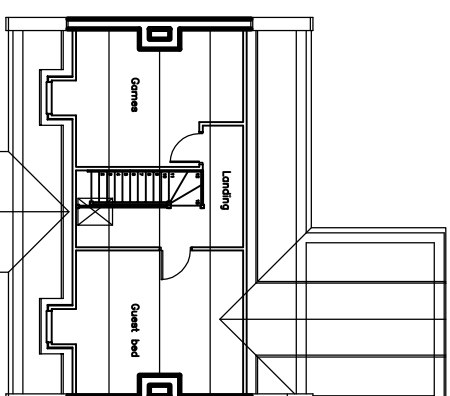
Ground Floor	
Lounge	4.0 x 7.9
Store	2.6 x 2.9
Hall	2.5 x 4.9
Dining	3.9 x 3.6
W/C	2.1 x 1.2
Breakfast Kitchen	4.4 x 6.9
Family	3.4 x 4.2
First Floor	
Bedroom 2	4.4 x 5.7
En-suite	2.1 x 2.1
Bedroom 3	4.0 x 3.4
Bedroom 4	4.0 x 3.2
Bathroom	2.6 x 2.9
Master Bedroom	4.0 x 4.5
En-suite	2.6 x 1.7
Second Floor	
Games Room	4.0 x 4.9
Guest Bedroom	4.2 x 4.9



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

