

# The Ruyton Plot 17



Artist's impression

The Ruyton is the only property of its type on this development. This individual three bedroom dormer bungalow stands prominently on a spacious plot. It has an open plan kitchen and dining area with a separate living room that has French doors opening on to the rear garden. There is also a separate utility which allows direct access to the garage. There are two bedrooms and a family bathroom on the ground floor with a third and largest bedroom complete with an ensuite bathroom to the first floor.

## Key Details & Measurements

### Ground Floor

(W x L)

**Hall**  
2.00m x 5.86m (6'7" x 19'3")

**Kitchen/Dining Room**  
3.68m x 5.65m (12'0" x 18'5")

**Utility**  
2.69m x 2.27m (8'10" x 7'5")

**Living Room**  
4.44m x 4.52m (14'6" x 14'10")

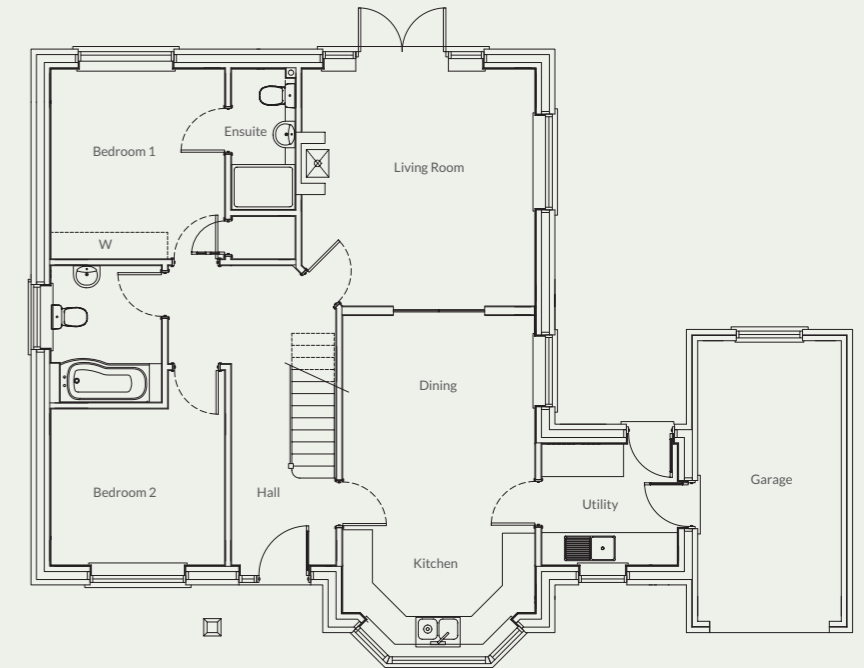
**Bedroom 1**  
3.32m x 3.63m (10'11" x 11'10")

**Ensuite**  
1.23m x 2.64m (4'0" x 8'8")

**Bedroom 2**  
3.32m x 2.99m (10'11" x 9'10")

**Bathroom**  
2.23m x 2.61m (7'4" x 8'7")

**Garage**  
2.71m x 5.30m (8'11" x 17'5")



### First Floor

**Bedroom 3**  
4.43m x 5.61m (14'6" x 18.4")

**Ensuite**  
2.40m x 3.38m (7'10" x 11'1")

