



A COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

GARVEYGLADEBESTWOOD.CO.UK



COUNTRYSIDE
Homes

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GARVEY GLADE

BEAUTIFULLY DESIGNED HOMES

Countryside is delighted to introduce this stunning development at Garvey Glade, Nottingham.

Here you'll find fabulous homes designed with modern living in mind. Choose from our wide range of homes designed uniquely and specifically for Garvey Glade.

Set in a superb location with easy access to Nottingham and the surrounding towns and countryside as well as good schools for the little ones – whether you're a first-time buyer or moving up the property ladder, Garvey Glade has the new home for you!



NOTTINGHAM STATION

LOCAL AREA

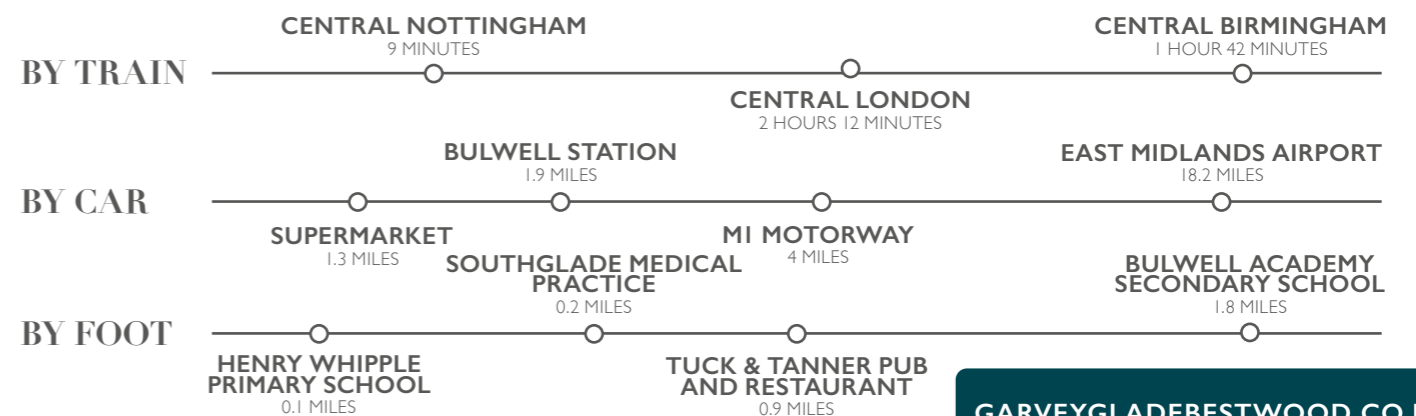
Garvey Glade borders Top Valley and Bestwood. Top Valley is an area undergoing a significant amount of investment in regeneration and Countryside is right at the heart of it. On the edge of the development is Southglade Park, which is a local favourite. The park has three artificial football pitches, a modern skatepark and a set of marked walking trails, as well as plenty of open green space to enjoy.

Currently there are a good number of day-to-day shops for essentials nearby, as well as a post office and a leisure centre within walking distance from Garvey Glade. For the weekly family shop, there is a large supermarket within 5 minutes'

drive. Add to that, Nottingham Centre is under half an hour away by tram.

Slightly further afield you will find Bestwood Country Park which has been developed with access for everyone. Within the park is Greenwood Forest which boasts a wide ranging network of graded paths and woodland walks for all abilities. Wildlife is abundant here, with a huge array of different habitats, a fun programme of activities and a beautiful range of environmental artworks found dotted around the woods. In addition to all this, the local schools are great and are very easy to access on foot.

TRANSPORT LINKS





CLOSE TO THE TOWN AND THE COUNTRY

Central Nottingham is easily reached by tram in just under half an hour from Garvey Glade. The city has evolved into a major shopping destination, there's an ever growing number of small and quirky independent boutiques which are nestled in between all the usual high-street favourites.

For an evening out with friends, the Lace Market district in central Nottingham is home to a wonderful selection of restaurants and bars, catering for every taste and budget. The Victoria Centre, in the heart of the city, hosts 'Nottingham Street Food Club' which opens its doors every weekend with a great street food experience and dishes from all over the world, prepared by pop-up restaurants. You'll even be able to try some locally brewed craft beers here too which are very popular with the diners.



Nottingham Castle is a firm favourite locally for a family day out, in parts the castle dates back to the year 1068 and has recently benefited from a major £30m revamp. You can explore hidden caves and hear all manner of stories regarding famous local outlaw Robin Hood and his band of Merry Men.

For the true Robin Hood experience and a great day out in the local countryside, visit the vast Sherwood Forest which boasts over 450 acres of woodland and over 1,000 veteran oak trees, with all manner of activities for all the family.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love**.

[FIND OUT MORE](#)

CUSTOMER SERVICE

We have a dedicated team who will adhere to our 5 star commitment and the New Homes Quality Code for Buyers, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by the 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with a 10-year NHBC warranty and insurance policy we are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



PLACES PEOPLE LOVE



PROUD TO BE A 5 STAR HBF BUILDER ★★★★★

As a new home builder, we're driven by the desire to help our customers' dreams come true and we build exceptional quality into everything we do.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home.

We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. It is all this and more that enables us to create **Places People Love**.

Housetype, renders and features will vary across developments. Speak to our Sales Consultants for further information.

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THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way, which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This, along with our dedicated Sales Team who will talk you through every step of the buying process means **choosing a new home from Countryside really is as simple as 1, 2, 3...**

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a **virtual tour** from the comfort of your own home, **talk on the phone or online** or visit us at one of our early **on-site Sales Offices**.

We can talk you through the available housetypes, their pricing and the site plan. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website also displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not **book an appointment today**.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an **Independent Financial Advisor** who can access the **whole market** for lenders plus give you **free independent, confidential advice**.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

We have a list of extras that you can purchase through us to **personalise your new home**, including flooring, alarms plus much more. Our **dedicated Sales Team** will be happy to take you through the full selection.

STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you **every step of the way**, so that means taking you through **all aspects of the paperwork**, keeping you up to date with the **progress of your new home** and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a **hassle-free move**.

WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



CUSTOMER STORIES



The Goodheads

“From the outset our Sales Representative, Bethany, treated us well and looked after us throughout the buying process.”



Matt & Nosheen

“The entire reservation process has been really smooth and straightforward. Our Sales Consultant answered all our questions and supported us throughout. We’ve felt really reassured and relaxed about everything from day one.”



James

“Countryside made the whole process really easy. Through Countryside’s Assisted Move scheme a team of experts behind me that made it possible for me to sell my house in one day – it was amazing!”

HOW TO FIND US



From M69

To get to Garvey Glade leave the M1 at junction 26 and take the A610 in the direction of Nottingham. At the roundabout in 0.3 miles take the second exit onto the A6002, Low Wood Road. At the mini roundabout continue on the A6002 Camberley Road for 1.1 miles. At the next roundabout take the second exit on to A611 Moor Bridge, after 0.3 miles turn left onto Bestwood Park Drive until you reach a roundabout. Take the second exit and stay on Bestwood Park Drive. At the next roundabout take the third exit onto Ridge Way and the development will be on your left-hand side.

FOR YOUR SAT NAV: NG5 5JU

Directions are taken from Google Maps and are intended as a guide.



To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specification as necessary and without notice.

This does not constitute or form any part of a contract or sale.

Please note choices and upgrades are available subject to build stage of the property.

Images are indicative only and may include items of non-standard specification.

Countryside Homes – 15th May 2023. QU-0658.003.



COUNTRYSIDE
Homes

SITE PLAN



KEY

- THE ARUN
2 bedroom home (759sqft)
- THE BOURNE
3 bedroom home (918sqft)
- THE BOURNE FCT
3 bedroom home (918sqft)
- THE ELLESMERE
3 bedroom home (855sqft)
- THE ELLISON
3 bedroom home (951sqft)
- THE HOLLINWOOD
3 bedroom home (948sqft)
- THE HOLLINWOOD FCT
3 bedroom home (948sqft)
- THE LEVEN FCT
4 bedroom home (1168sqft)
- THE LEVEN
4 bedroom home (1168sqft)
- AFFORDABLE HOMES
- PRIVATE RENTED HOMES
- INDICATIVE CYCLE STORE
- BIN COLLECTION POINT

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The Site Plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Homes Terms and Conditions apply. Countryside Homes – 15th May 2023. QU-0514.003.





COUNTRYSIDE
Homes



GARVEY GLADE
BESTWOOD



Personalise
YOUR COUNTRYSIDE HOME

WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Stainless steel sink and drainer (single bowl) with chrome mixer tap
- Single under worktop oven with 4 ring gas hob and stainless steel splashback
- Integrated silver oven hood in 2 & 3 bedroom homes, stainless steel chimney hood in 4 bedroom homes

BATHROOMS

- Clear bath glass screen when full height shower is present
- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle

INSIDE YOUR HOME

- Combination boiler
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO₂ detector
- Contemporary rounded skirting boards and architraves
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms
- White pendant lamps throughout

OUTSIDE YOUR HOME

- White UPVC windows and French doors with double-glazing
- Rotavated front and rear garden
- Turf to front garden
- Outside tap

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre boundary fencing to rear garden
- Multi-point locking system to front and French doors

GENERAL

- White matt emulsion to internal walls and ceiling
- White internal doors with satin chrome finish door furniture
- White single/double switched sockets to all rooms except cloakrooms, bathrooms and en-suites
- TV point to lounge (where applicable)
- Telephone point provided in living room, plus the family room of 4 bedroom homes
- First two years' customer service support from Countryside Homes



THE ARUN

TWO BEDROOM HOME



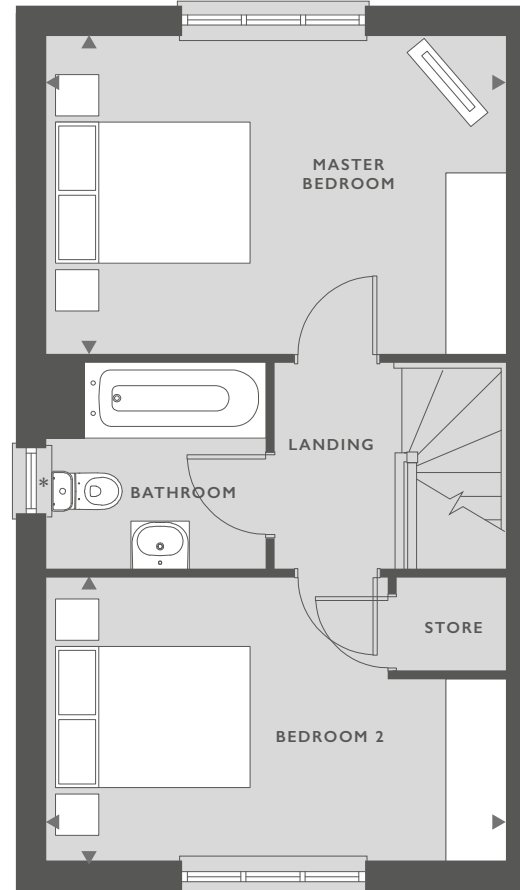
COUNTRYSIDE
Homes

THE ARUN

TWO BEDROOM HOME

759 SQFT

70 M²



FEATURES:

- Open-plan kitchen/dining/living room
- Impressive French doors opening onto the garden
- Convenient store room and downstairs WC
- Spacious master bedroom
- One further well-proportioned bedroom
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|--------------------|---------------|----------------|
| KITCHEN | 3.38M X 3.55M | 11'1" X 11'8" |
| LIVING/DINING ROOM | 4.22M X 4.41M | 13'10" X 14'5" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| MASTER BEDROOM | 3.11M X 4.41M | 10'2" X 14'5" |
| BEDROOM 2 | 2.74M X 4.41M | 8'12" X 14'5" |



Some plots may be subject to additional gable and bay windows.

*WC and bathroom windows will not feature on all plots and on some plots they will be fixed shut.

All plots are freehold. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Computer-generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside Homes – 15th May 2023, The Arun, Revision 0/0, RB, 8335.002.

THE BOURNE

THREE BEDROOM HOME



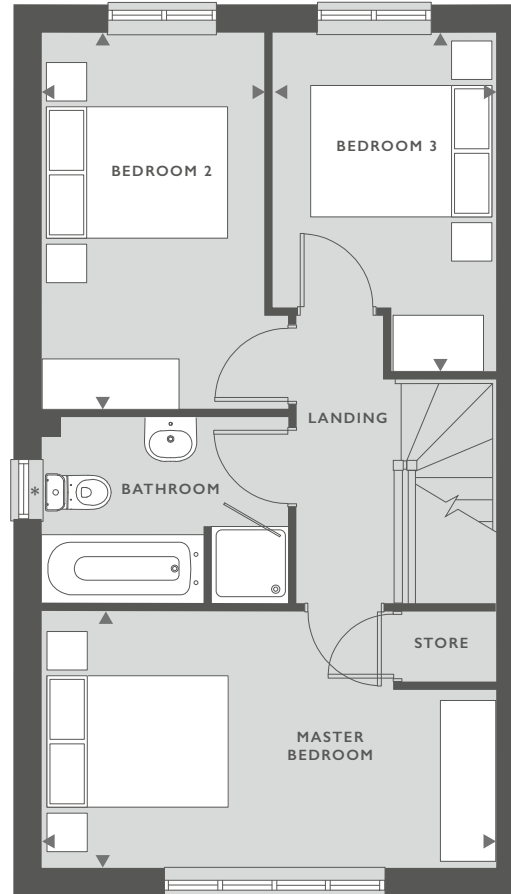
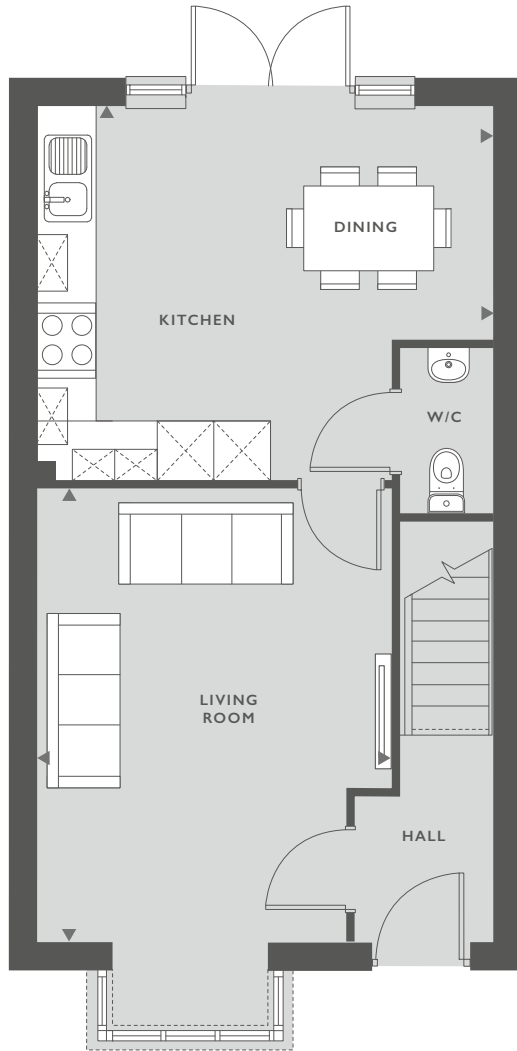
COUNTRYSIDE
Homes

THE BOURNE

THREE BEDROOM HOME

918 SQFT

85 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate large living room
- Convenient downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|---------------------|---------------|-----------------|
| KITCHEN/DINING ROOM | 4.83M X 3.95M | 15'10" X 12'12" |
| LIVING ROOM | 4.80M X 3.28M | 15'9" X 10'9" |

FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| MASTER BEDROOM | 4.83M X 2.74M | 15'10" X 8'12" |
| BEDROOM 2 | 2.38M X 4.01M | 7'10" X 13'2" |
| BEDROOM 3 | 2.39M X 3.61M | 7'10" X 11'10" |

■ SVP

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THE BOURNE FCT

THREE BEDROOM HOME



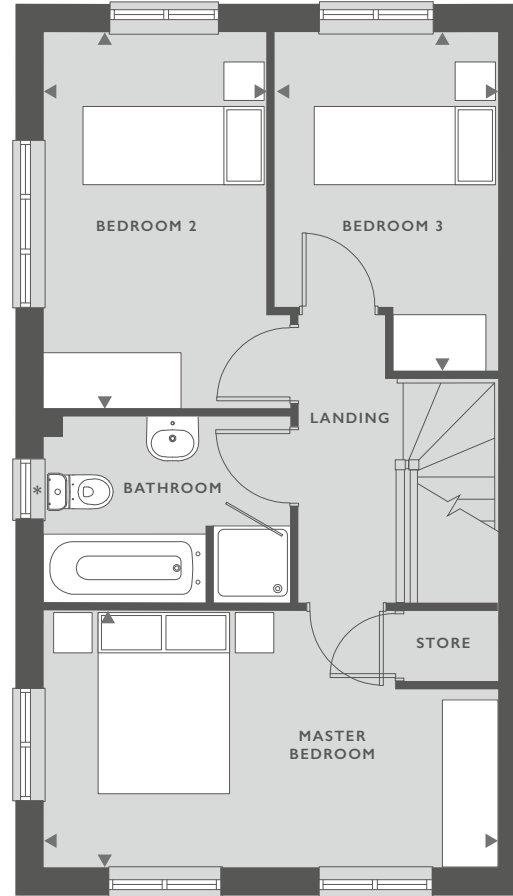
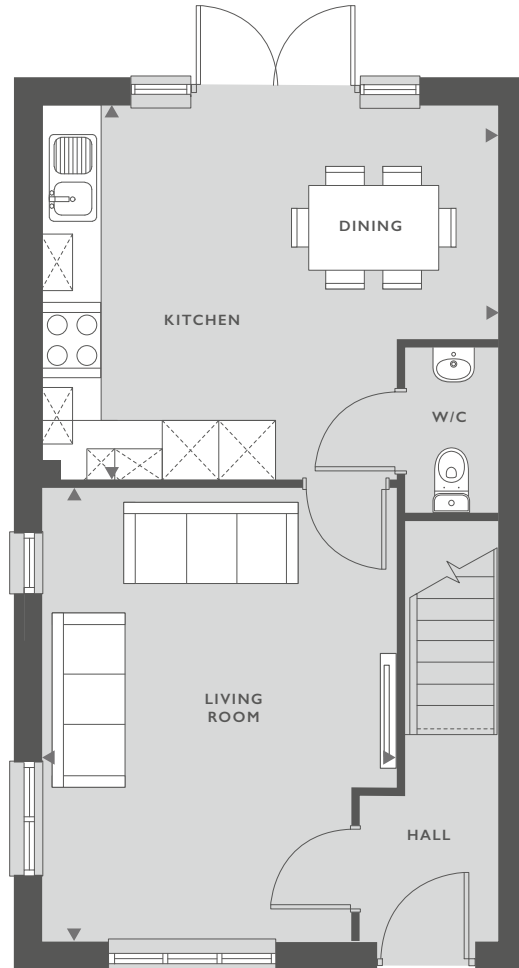
COUNTRYSIDE
Homes

THE BOURNE FCT

THREE BEDROOM HOME

918 SQFT

85 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate large living room
- Convenient downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|---------------------|---------------|-----------------|
| KITCHEN/DINING ROOM | 4.82M X 3.95M | 15'10" X 12'12" |
| LIVING ROOM | 4.80M X 3.28M | 15'9" X 10'9" |

FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| MASTER BEDROOM | 4.83M X 2.74M | 15'10" X 8'12" |
| BEDROOM 2 | 2.38M X 4.01M | 7'10" X 13'2" |
| BEDROOM 3 | 2.39M X 3.61M | 7'10" X 11'10" |



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THE ELLESMERE

THREE BEDROOM HOME



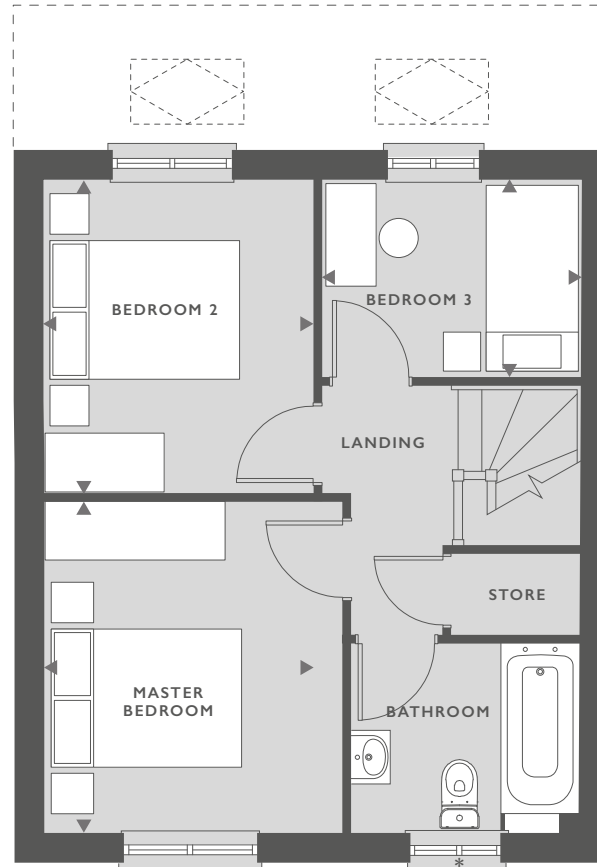
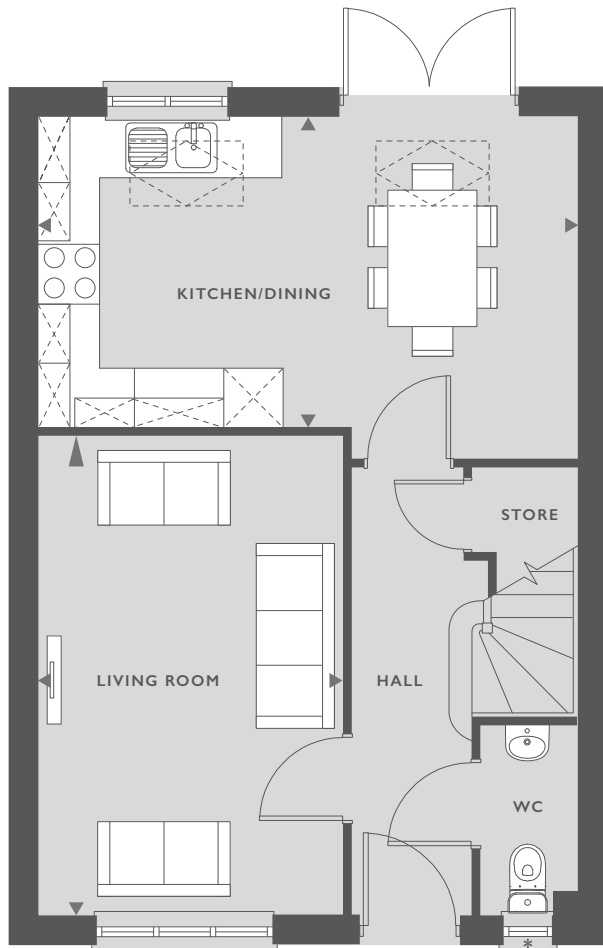
COUNTRYSIDE
Homes

THE ELLESMERE

THREE BEDROOM HOME

855 SQFT

79.4 M²



FEATURES:

- Stylish kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

| | | |
|---------------------|---------------|----------------|
| KITCHEN/DINING ROOM | 5.43M X 3.15M | 17'10" X 10'4" |
| LIVING ROOM | 3.10M X 4.84M | 10'3" X 15'11" |

FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| MASTER BEDROOM | 3.65M X 3.37M | 11'12" X 11'1" |
| BEDROOM 2 | 2.74M X 3.17M | 9' X 10'5" |
| BEDROOM 3 | 2.62M X 2.01M | 8'7" X 6'7" |

 Skylight windows

 SVP

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THE ELLISON

THREE BEDROOM HOME



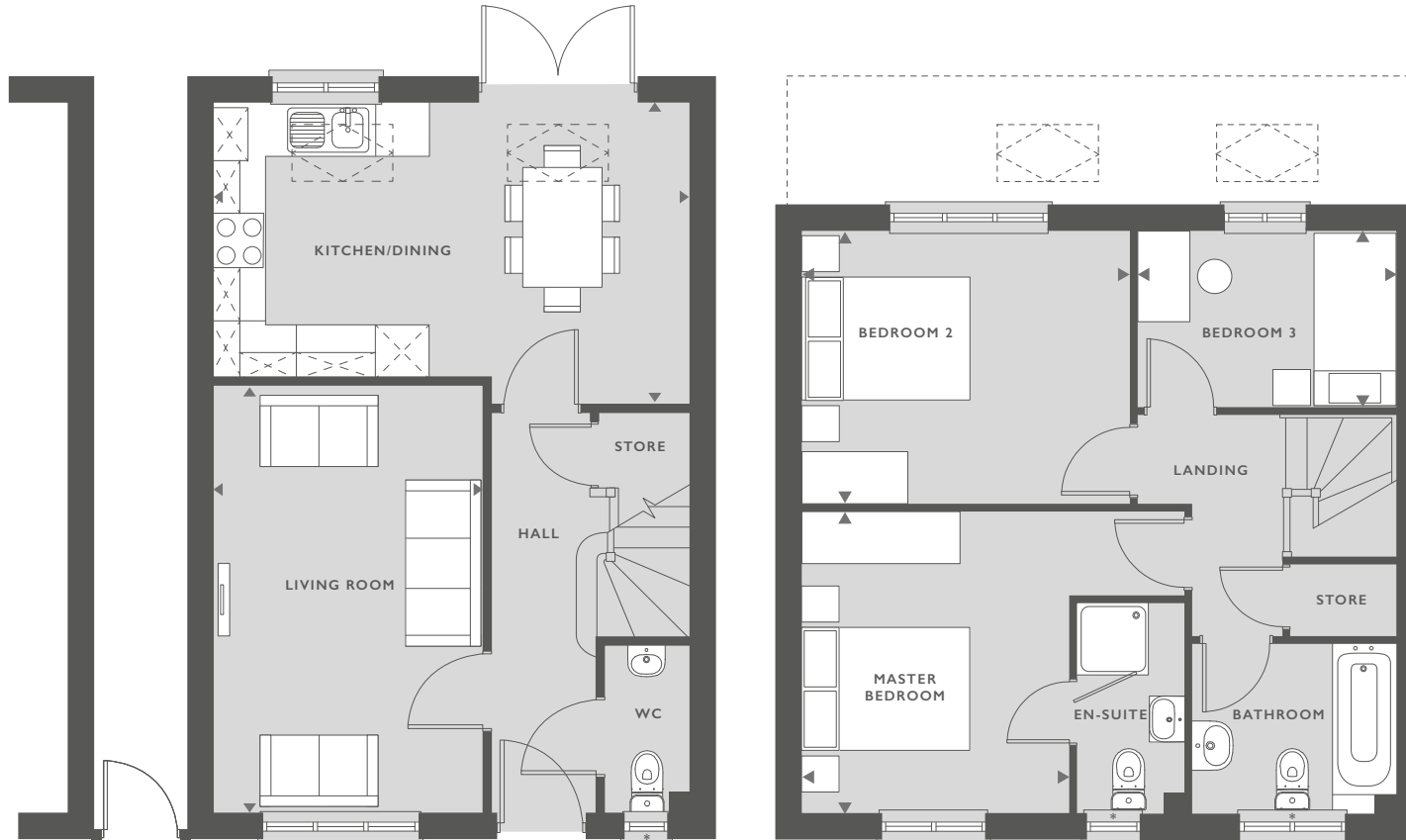
COUNTRYSIDE
Homes

THE ELLISON

THREE BEDROOM HOME

951 SQFT

88.3 M²



FEATURES:

- Stylish kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

| | | |
|----------------|---------------|----------------|
| KITCHEN/DINING | 5.43M X 3.47M | 17'10" X 11'5" |
| LIVING ROOM | 3.10M X 4.84M | 10'2" X 15'11" |

FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| MASTER BEDROOM | 3.08M X 3.43M | 10' 1" X 11'3" |
| BEDROOM 2 | 3.77M X 3.10M | 12'4" X 10'2" |
| BEDROOM 3 | 2.95M X 2.01M | 9'8" X 6'7" |

 Skylight windows

 SVP

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THE HOLLINWOOD

THREE BEDROOM HOME



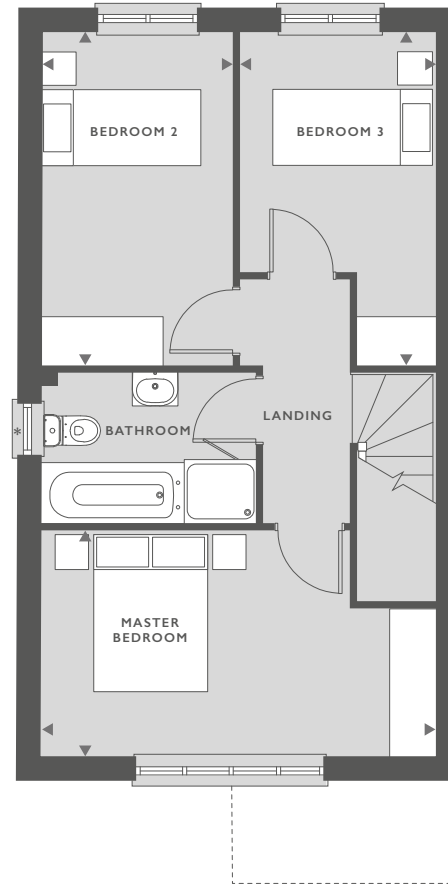
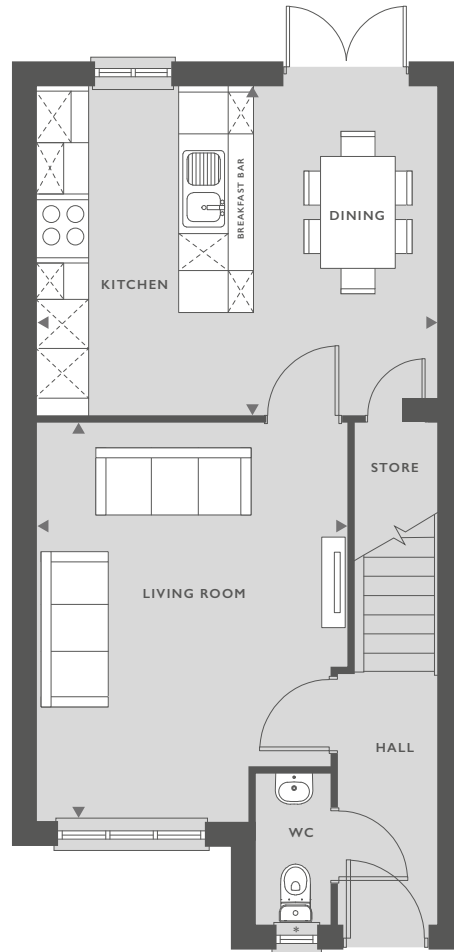
COUNTRYSIDE
Homes

THE HOLLINWOOD

THREE BEDROOM HOME

948 SQFT

88.07 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient store room and downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|----------------|---------------|----------------|
| KITCHEN/DINING | 4.83M X 3.95M | 15'10" X 13' |
| LIVING ROOM | 3.61M X 4.80M | 11'10" X 15'9" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| MASTER BEDROOM | 4.83M X 2.79M | 15'10" X 9'2" |
| BEDROOM 2 | 2.36M X 4.01M | 7'9" X 13'2" |
| BEDROOM 3 | 2.41M X 4.06M | 7'11" X 13'4" |



Some plots may be subject to additional gable and bay windows.

*WC and bathroom windows will not feature on all plots and on some plots they will be fixed shut.

All plots are freehold. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Computer-generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside Homes – 15th May 2023, The Hollinwood, Revision 0/0, RB 8335.002.

THE LEVEN

FOUR BEDROOM HOME



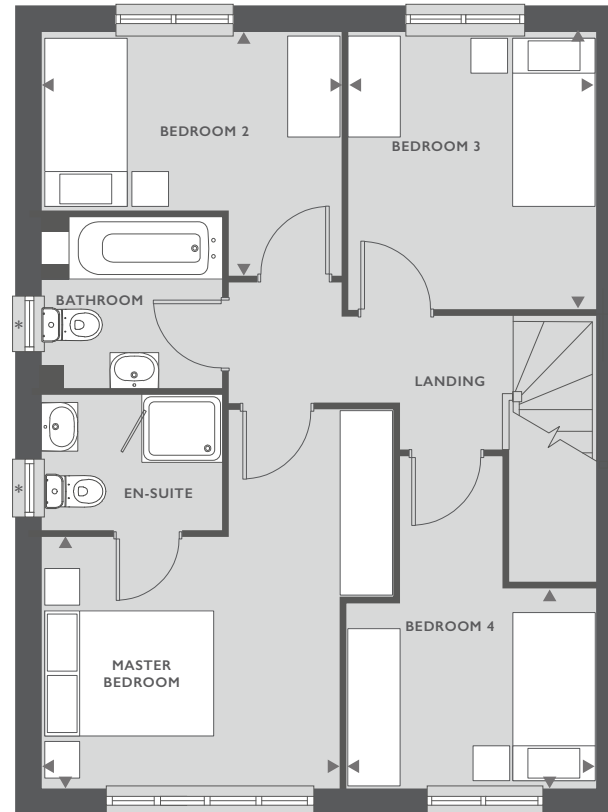
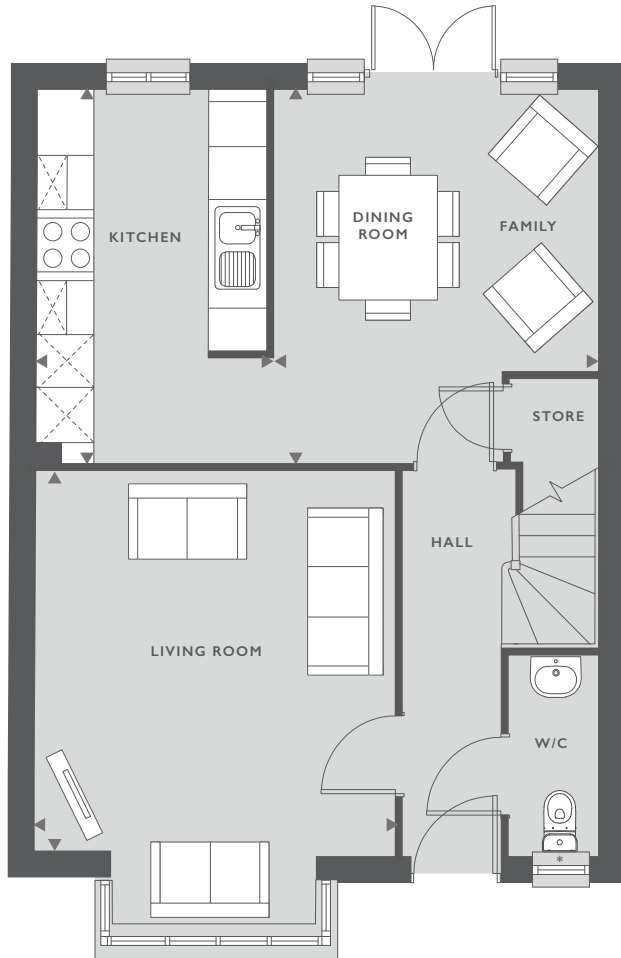
COUNTRYSIDE
Homes

THE LEVEN

FOUR BEDROOM HOME

1168 SQFT

108.5 M²



FEATURES:

- Open-plan kitchen/dining/family room
- Impressive French doors opening onto the garden
- Separate living room complemented by bay window
- Convenient store room and downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|--------------------|---------------|---------------|
| KITCHEN | 2.54M X 4.16M | 8'4" X 13'8" |
| DINING/FAMILY ROOM | 3.64M X 4.16M | 11'9" X 13'7" |
| LIVING ROOM | 4.00M X 4.27M | 13'1" X 14' |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| MASTER BEDROOM | 3.34M X 2.83M | 10'11" X 9'3" |
| BEDROOM 2 | 3.37M X 2.01M | 11'1" X 6'7" |
| BEDROOM 3 | 2.79M X 3.15M | 9'2" X 10'4" |
| BEDROOM 4 | 2.83M X 2.24M | 9'3" X 7'4" |



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THE LEVEN FCT

FOUR BEDROOM HOME



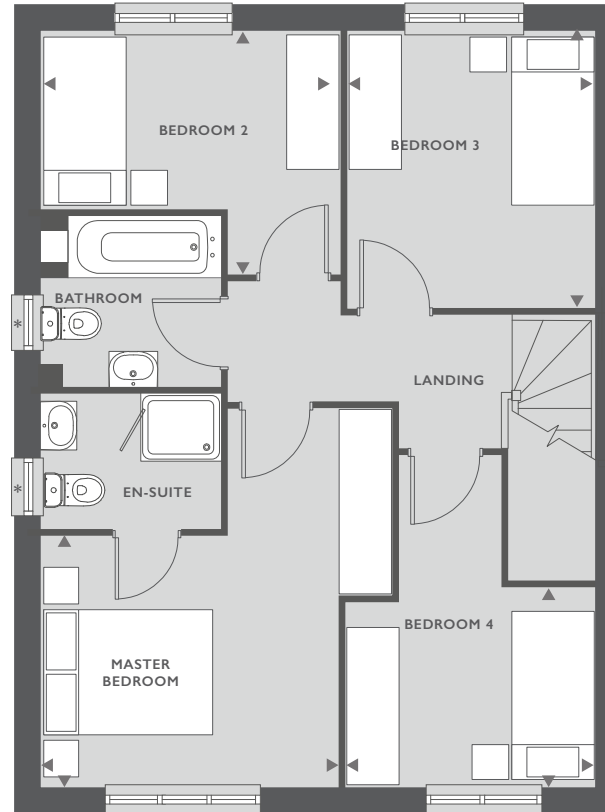
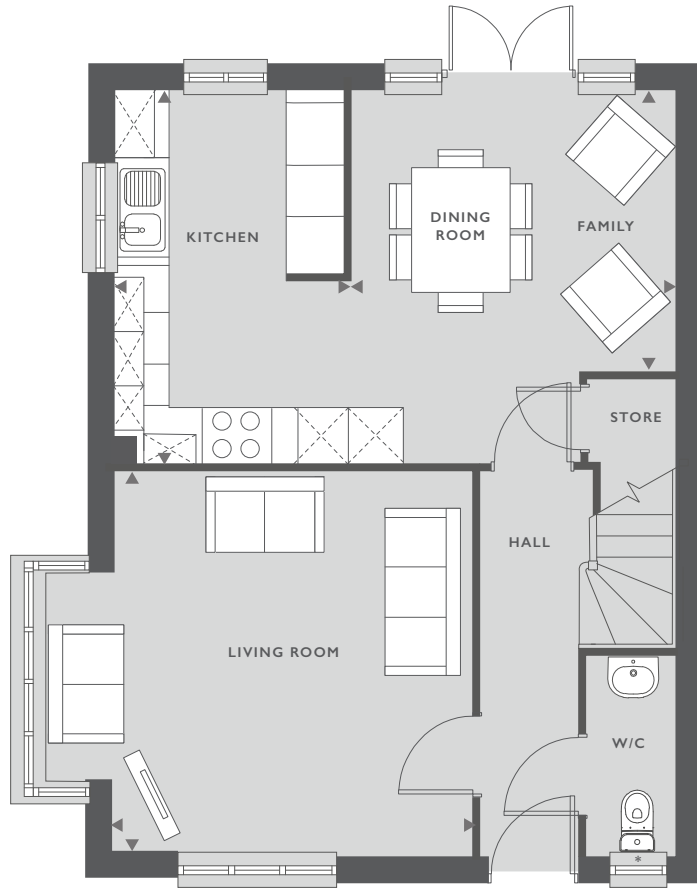
COUNTRYSIDE
Homes

THE LEVEN FCT

FOUR BEDROOM HOME

1168 SQFT

108.5 M²



FEATURES:

- Open-plan kitchen/dining/family room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient store room and downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

| | | |
|--------------------|---------------|---------------|
| KITCHEN | 2.54M X 4.16M | 8'4" X 13'8" |
| DINING/FAMILY ROOM | 3.64M X 4.16M | 11'9" X 13'6" |
| LIVING ROOM | 3.99M X 4.27M | 13' 1" X 14' |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| MASTER BEDROOM | 3.34M X 2.83M | 10'11" X 9'3" |
| BEDROOM 2 | 3.37M X 2.01M | 11'1" X 6'7" |
| BEDROOM 3 | 2.79M X 3.15M | 9'2" X 10'4" |
| BEDROOM 4 | 2.83M X 2.24M | 9'3" X 7'4" |

■ SVP

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