

# The Porter

Penny Fields  
Frating, CO7 7GA

3 Bedroom Home



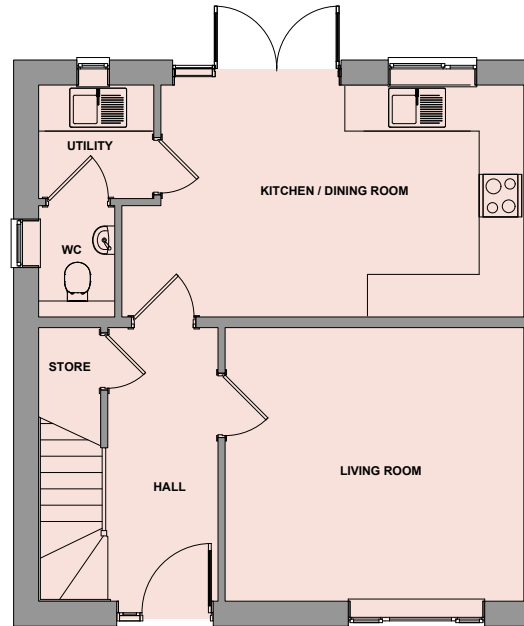


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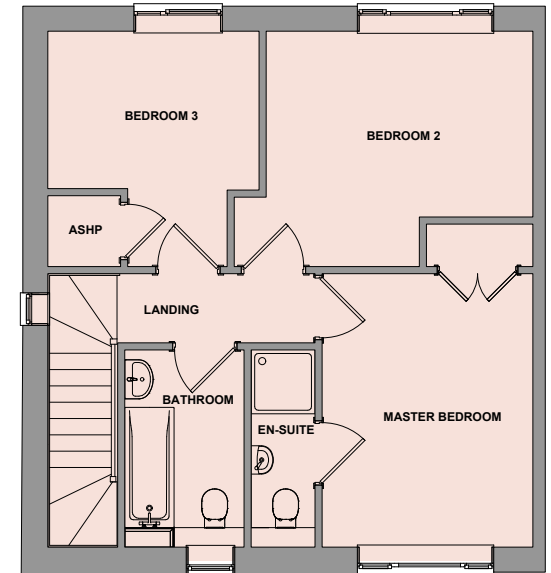
Perfect for young families and first-time buyers, this stunning three-bedroom home has a spacious living room, as well as a modern kitchen/dining room, utility and WC. Upstairs consists of a double bedroom with an en-suite, as well as two additional double bedrooms and a family bathroom.

	Width (m) x length (m)	Width (feet and inches) x Length (feet and inches)
Living Room	4.20 x 3.85	13'9" x 12'8"
Kitchen/Dining	5.65 x 3.25	18'6" x 10'8"
Utility	1.60 x 1.60	5'3" x 5'3"
Bedroom 1	2.95 x 3.85	9'8" x 12'8"
Bedroom 2	3.75 x 3.30	12'4" x 10'10"
Bedroom 3	2.95 x 3.30	9'8" x 10'10"
Bathroom	1.65 x 2.75	5'5" x 9'0"

Total Area = 99.4m<sup>2</sup> / 1069 sq ft



Ground floor



First floor

01206 430 210

pennyfields@countrywide.co.uk

[www.sanctuary-homes.co.uk](http://www.sanctuary-homes.co.uk)

Images are purely for illustrative purposes and are not representative of specification

