

# The Rookery

## Whiteley, Hampshire

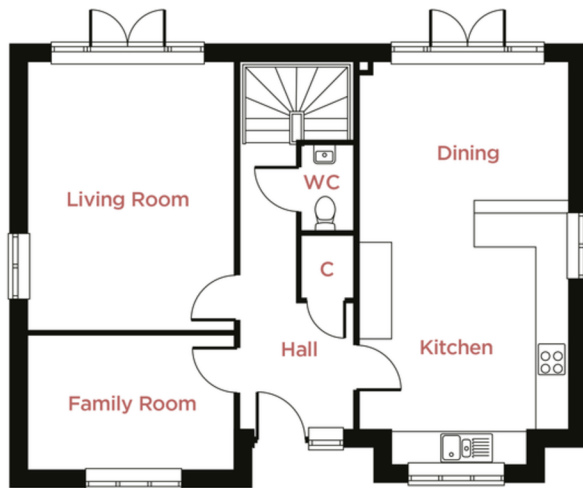
### Plot 2, The Jay - £410,000

4 bedrooms | 2 bathrooms | 1,591 sq ft



#### Specifications

- Fully fitted kitchen/dining area
- Laminated worktop with matching upstand
- Off road parking for 4 vehicles
- Downstairs cloakroom
- Integrated upright fridge/freezer
- Electric Vehicle charging point
- 10 year NHBC warranty



#### GROUND FLOOR

##### Living Room

5084mm x 3898mm 16'8" x 12'9"

##### Family Room

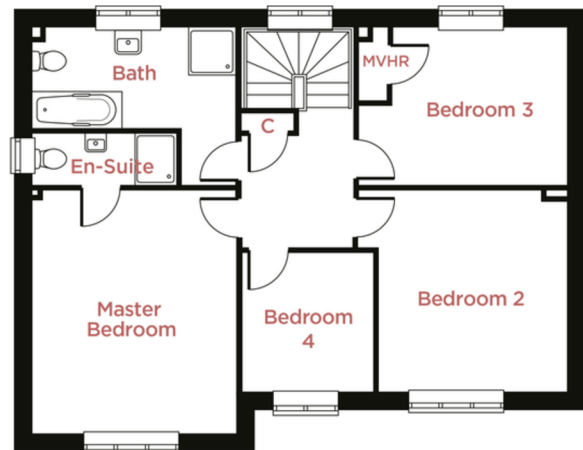
3898mm x 2569mm 12'9" x 8'5"

##### Kitchen/Dining Room

6935mm x 3956mm 22'9" x 13'0"

##### Garage

5860mm x 4665mm 19'3" x 15'4"



#### FIRST FLOOR

##### Master Bedroom

4633mm x 3898mm 15'2" x 12'9"

##### Bedroom 2

3839mm x 3607mm 12'7" x 11'10"

##### Bedroom 3

3993mm x 3026mm 13'1" x 9'11"

##### Bedroom 4

2659mm x 2523mm 8'9" x 8'3"

##### Bathroom

3898mm x 1940mm 12'9" x 6'4"

*All imagery, floor plans, and dimensions are approximate and indicative only.  
Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.*