

# AVONMORE COURT

THE COTTON, NORTH DOWN

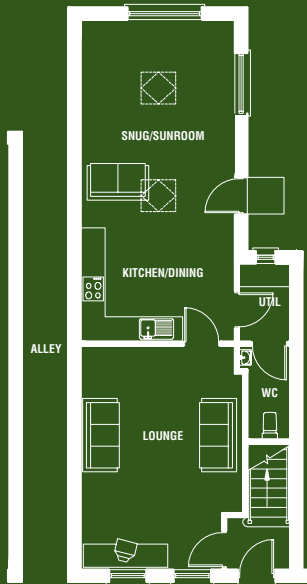
## ESTATE COTTAGE C (PASSAGEWAY VERSION)

### Delightful four bedroom cottage-style home featuring an extended sunroom

The Estate Cottages with their delightful country Georgian exterior and spacious interior have been carefully designed to provide excellent living accommodation over three floors. The Passageway Version features a spacious four bedroom layout with a penthouse style bedroom and private en-suite occupying the top floor. The mid-floor provides three generous bedrooms and a family bathroom.

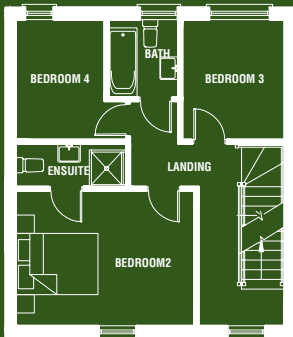
The ground floor features an extended sunroom to the rear of the property, leading into a rear garden plus a spacious front lounge. A downstairs WC and utility room are accessed from the kitchen.





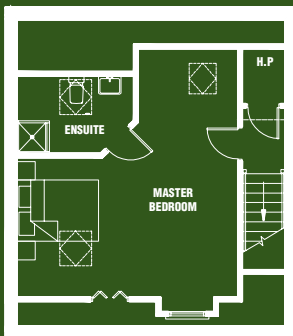
## GROUND FLOOR

Lounge	5.50m x 4.00m	18'1" x 13'2" max
Kitchen/ Dining	3.82m x 2.20m	12'6" x 7'3"
Snug/Sunroom	3.82m x 5.70m	12'6" x 18'8"
Utility	1.20m x 1.90m	3'11" x 6'3"
WC	1.25m x 2.50m	4'1" x 8'2" max



## FIRST FLOOR

Bedroom 2	4.40m x 3.30m	14'4" x 10'10"
En-suite	2.70m x 1.20m	8'9" x 3'11"
Bedroom 3	2.90m x 2.50m	9'6" x 8'2"
Bedroom 4	2.90 x 2.69m	9'6" x 8'10" max
Bathroom	1.90m x 1.70m	6'2" x 5'6"



## SECOND FLOOR

Master Bedroom	5.40m x 6.50m	17'9" x 21'4" max
En-suite	2.80m x 1.90m	9'4" x 6'3" max

**GROSS FLOOR AREA:** Approx 135 sq m 1455 sq ft