



HORNBY WALK

A RISBY HOMES DEVELOPMENT

The Sage



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the development.

A SPACIOUS DETACHED HOME WITH THREE VERSATILE UPSTAIRS ROOMS

The Sage is a light-filled home that brings flexibility and flow. Its bay-windowed lounge and open-plan kitchen/dayroom offer separate yet connected spaces for busy modern living. With three adaptable rooms upstairs and premium features like underfloor heating and an en-suite to the main suite, it's a home ready to evolve with your lifestyle.



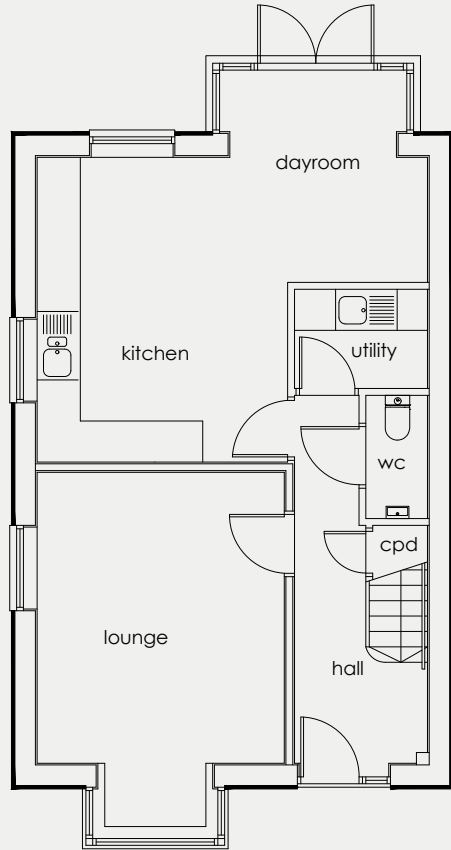
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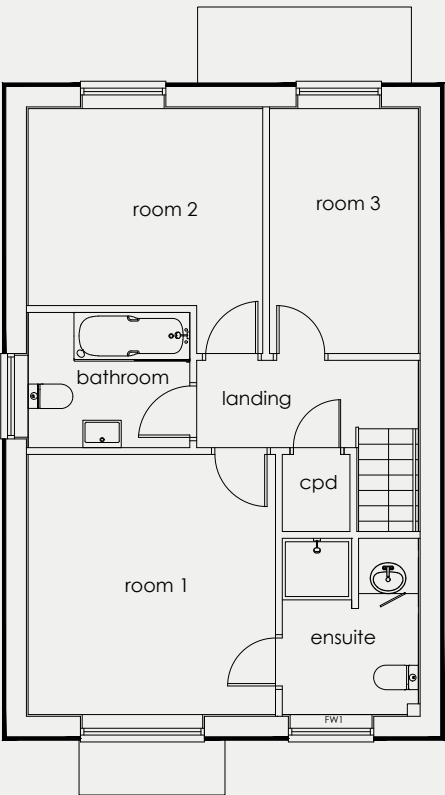
Ground Floor Plans



Living Room	4.25m x 3.61m	13ft 11" x 11ft 8"
Kitchen	3.66m x 4.44m	12ft 0" x 14ft 7"
Utility	1.45m x 1.94m	4ft 9" x 6ft 4"
WC	1.80m x 0.90m	5ft 11" x 2ft 11"
Dayroom	3.02m x 2.49m	9ft 11" x 8ft 17"

Total Floor Area - 1140 sq.ft

First Floor Plans



Room 1	3.80m x 3.61m	12ft 6" x 11ft 10"
Room 2	3.57m x 3.44m	11ft 9" x 11ft 3"
Room 3	3.57m x 2.17m	11ft 9" x 7ft 1"
Ensuite	2.57m x 2.00m	8ft 5" x 6ft 7"
Bathroom	2.35m x 1.98m	7ft 8" x 6ft 6"

IMPORTANT NOTICE: Computer-generated image used for illustrative purposes only. This image has been used to give a general feel for the development and is not an accurate depiction of each property. Please speak to our Sales Team for further details. This floor plan depicts a typical layout of this house type, all images are used for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ. Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms, and any other items are approximate. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. The kitchen layout and furniture positions are for indicative purposes only. The specification, layout and finish of each property is subject to change without notice. External details or finishes and configuration may vary on individual plots and homes may be built in either detached or attached styles. For exact plot specification, details of external and internal finishes, dimensions, and floor plan difference, please speak to our Sales Team. We aim to continuously improve our homes, and we constantly review our designs and specification to ensure we deliver the best product to our customers. Individual features such as kitchen and bathroom layouts, doors, windows, garages, and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only.