



THE WESTMINSTER

4 BEDROOM DETACHED HOUSE

The Westminster is a four bedroom family home with enviable modern living space and double garage.

This attractive home provides spacious accommodation for all the family with a welcoming entrance hall leading to a light and airy lounge featuring bay window and further benefits from a gas fire. A well equipped kitchen with integrated appliances looks stunning and offers an open plan design for informal dining and large family gatherings. French doors opening onto a patio area for outside entertaining. A utility room adds convenient space for laundry and a study is ideal for those who work from home.

Upstairs comprises four double bedrooms, the master having a spacious en-suite shower room with designer fitted bathroom furniture and full wall tiling. The family bathroom with bath and separate shower cubicle again features fitted furniture, full wall tiling and heated towel rail.

The Westminster benefits from a double garage with electric door, block paved driveway and turf to front garden.

HOMES OF QUALITY & STYLE

Get in touch

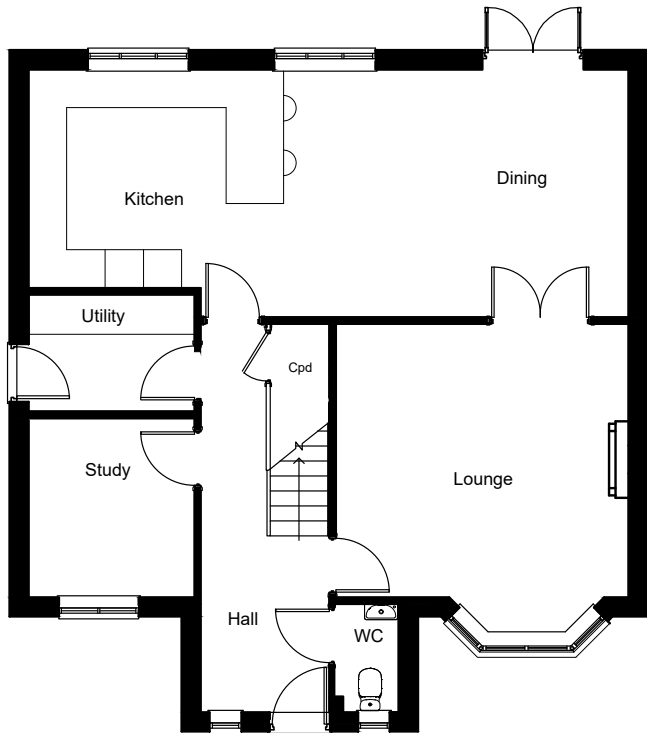
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Features include:

- Kitchen including Double Oven, Microwave, Induction Hob and Extractor, Integrated Fridge Freezer, Dishwasher and Wine Cooler
- Porcelanosa Tiling to Bathroom and En-suite Walls, Kitchen, Utility, Cloakroom and Hallway Floor
- Rain Shower to En-suite and Luxury Fitted Bathroom Furniture
- Double Built in Wardrobes to master Bedroom
- Double Garage with Electric Door, Block Paved Driveway
- Grade A Condensing Boiler
- Downstairs Study
- Gas Fire and Surround
- Alarm System and Security Lighting
- PVCu Windows and Doors to Secure By Design Standard



GROUND FLOOR



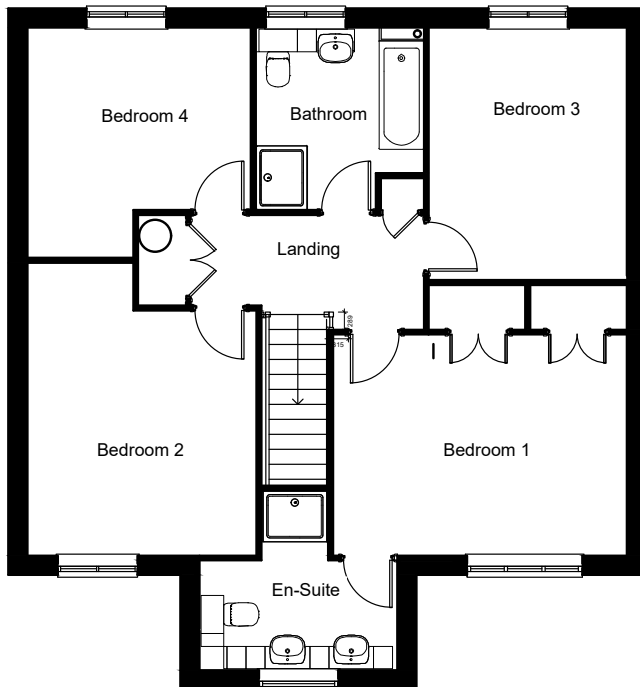
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4 Bedroom Detached | Double Garage
 Kitchen | Dining | Utility | Lounge
 Entrance Hall | Study
 Bathroom | Master En-suite

Ground Floor

Lounge	14'11" x 13'11" (15'11" into bay)	4.54m x 4.24m (4.86m into bay)
Study	9'1" x 8'5"	2.76m x 2.55m
Kitchen/ Dining	30'9" x 12'7"	9.38m x 3.84m
Utility	8'5" x 5'10"	2.58m x 1.79m

FIRST FLOOR



First Floor

Bedroom 1	15'1" x 11'3"	4.59m x 3.44m
En-suite	10'0" x 5'7"	3.05m x 1.70m
Bedroom 2	15'0" x 11'8"	4.57m x 3.57m
Bedroom 3	12'8" x 10'1"	3.86m x 3.09m
Bedroom 4	11'9" x 11'5"	3.59m x 3.48m
Bathroom	9'4" x 8'8"	2.84m x 2.64m

Illustrations and plans are indicative and for guidance only. Architectural details, materials and colours will change from plot to plot. Design changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.

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