

# The Welford

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## 4-bedroom detached home

Family life is made simple in The Welford, a traditional-looking home with contemporary features and a practical layout. The lounge, utility room, hall and cloakroom make up the ground floor with the combined kitchen and dining area, which has French doors opening out to a private garden when you want to enjoy some outside space.

Upstairs three bedrooms share a family bathroom with bathtub, while the large principle bedroom benefits from its own en-suite shower and built-in wardrobes. If you're stuck for ideas about what to do with the fourth bedroom, it can be easily transformed into the perfect home office space.



# Features

- *Open-plan kitchen and dining area looking out onto rear garden*
- *Cloakroom, family bathroom, and principle bedroom en-suite*
- *Separate lounge overlooking front garden*
- *Private turfed garden reached through French doors*
- *High quality Smeg kitchen appliances*
- *Built-in wardrobes*
- *HIVE smart home system*
- *Single garage*

# Room Dimensions

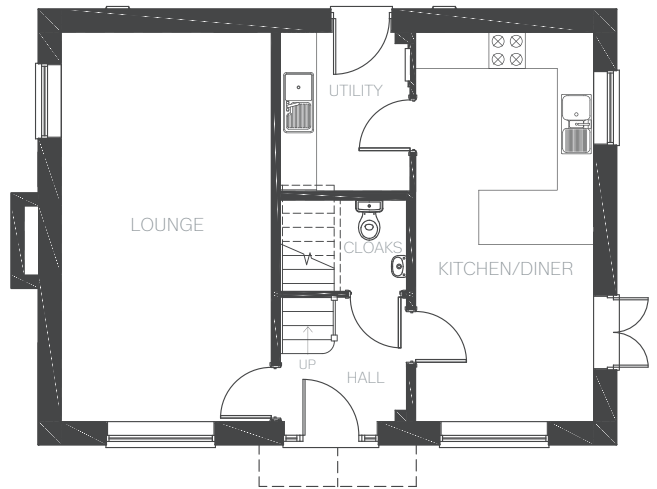
## Ground Floor

LOUNGE	3470mm x 6435mm	11'4" x 21'1"
KITCHEN/DINER	2942mm x 6435mm	9'7" x 21'1"
UTILITY	2136mm x 2623mm	7'0" x 8'7"
CLOAKROOM	2086mm x 1510mm	6'10" x 4'11"

## First Floor

MASTER BEDROOM EN-SUITE	3517mm x 3879mm	11'6" x 12'8"
BEDROOM 2	2989mm x 3236mm	9'9" x 10'7"
BEDROOM 3	2989mm x 2463mm	9'9" x 8'0"
BEDROOM 4	2519mm x 2463mm	8'3" x 8'0"
BATHROOM	3080mm x 1446mm	10'1" x 4'8"

Ground Floor



First Floor

