

ANWYL
thoughtful homes

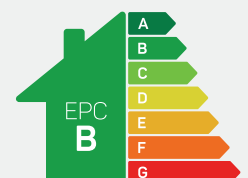


the lancaster

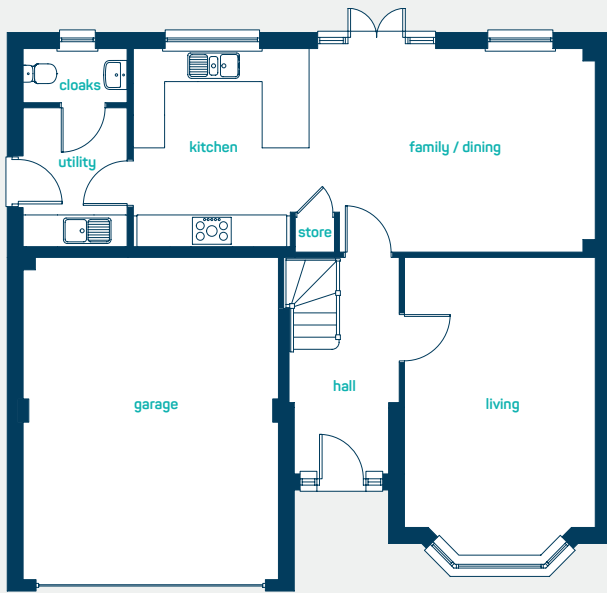
4 bed detached with double garage

An *impressive* 4 bedroom detached luxury home with 2 en-suite bedrooms and a separate bathroom, ideal for families. Combining traditional exteriors and high ceilings with modern living features including a large open plan kitchen, dining and family room. The Lancaster has been built for today's family.

www.anwylhomes.co.uk



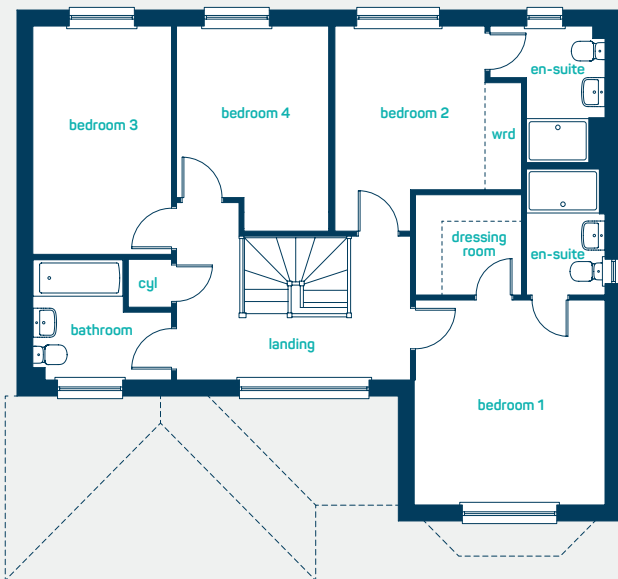
Predicted EPC rating



ground floor

kitchen/dining /family	29'0" x 12'6"
utility	6'6" x 8'8"
living room	11'10" x 18'6"
cloaks	6'6" x 3'3"

kitchen/dining /family	8.83m x 3.80m
utility	1.97m x 2.63m
living room	3.61m x 5.63m
cloaks	1.97m x 1.00m



first floor

bedroom 1	11'10" x 12'8"
en-suite 1	4'10" x 7'10"
dressing room	6'8" x 6'3"
bedroom 2	11'9" x 12'8"
en-suite 2	7'2" x 8'5"
bedroom 3	8'8" x 14'1"
bedroom 4	9'7" x 12'8"
bathroom	8'8" x 7'5"

bedroom 1	3.61m x 3.85m
en-suite 1	1.48m x 2.38m
dressing room	2.03m x 1.90m
bedroom 2	3.58m x 3.86m
en-suite 2	2.18m x 2.56m
bedroom 3	2.64m x 4.29m
bedroom 4	2.92m x 3.86m
bathroom	2.64m x 2.26m

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the lancaster, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 18/07/23.

everything considered.