

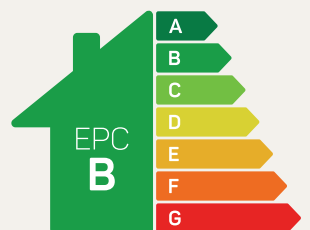


The Ascot

4 bed detached

A spacious four-bedroom detached home, complete with an integral garage, is a family favourite. It boasts a generous master bedroom with its own en-suite.

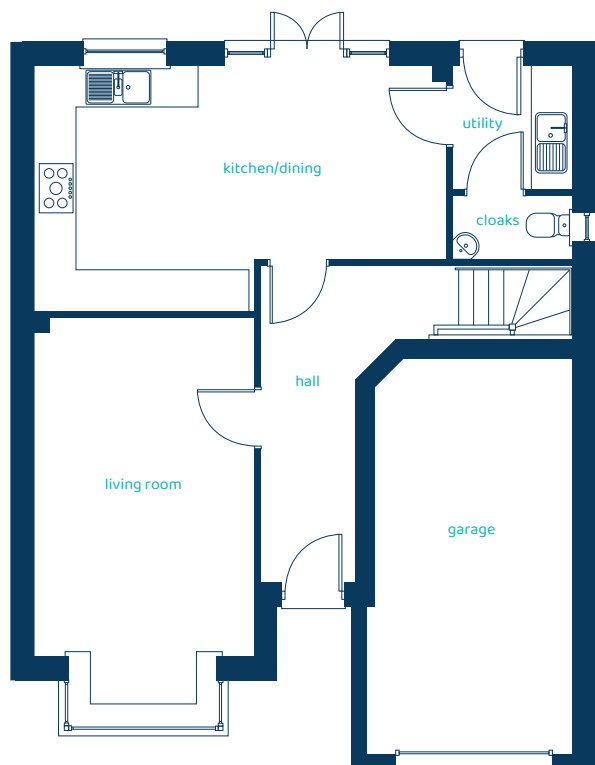
ANWYL



Predicted EPC rating

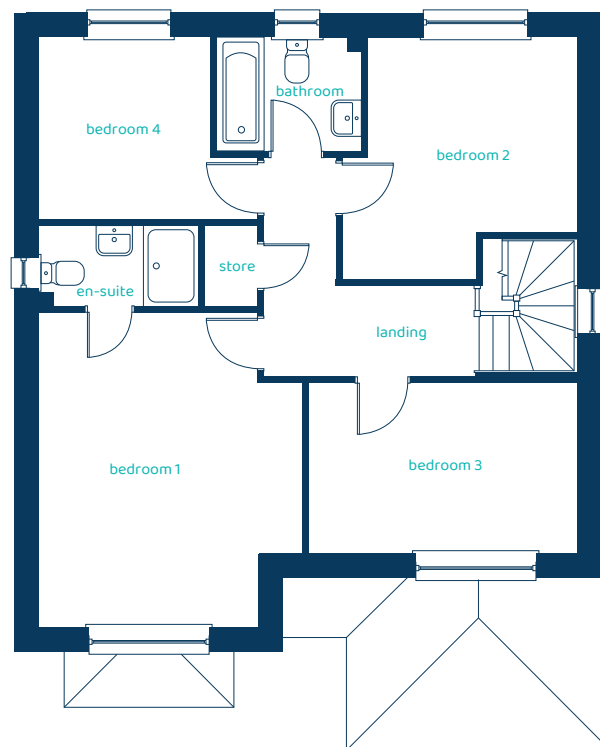
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Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	20'5" x 12'1"	6.23m x 3.67m
Living Room	10'9" x 19'4"	3.29m x 5.88m
Utility	5'11" x 6'1"	1.80m x 1.85m
Cloaks	5'11" x 3'1"	1.80m x 0.95m
Garage	10'3" x 19'8"	3.13m x 6.00m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'9" x 15'8"	3.28m x 4.76m
En-suite	7'10" x 3'11"	2.39m x 1.20m
Bedroom 2	11'8" x 12'0"	3.55m x 3.65m
Bedroom 3	13'3" x 8'5"	4.04m x 2.56m
Bedroom 4	8'6" x 9'0"	2.58m x 2.73m
Bathroom	7'2" x 5'7"	2.18m x 1.71m

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Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Ascot 2/04/25.

