

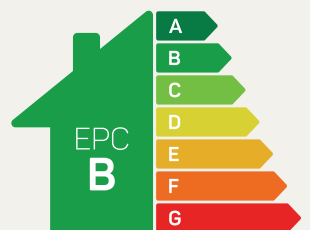


# The Padgate

3 bed detached

A stylish detached home featuring modern, open-plan spaces and three beautiful bedrooms.

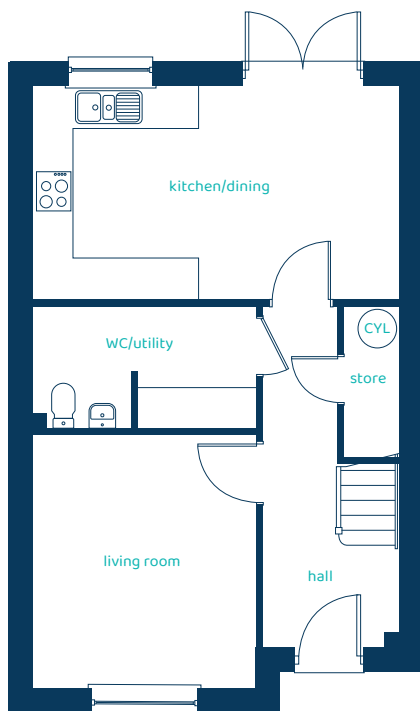
**ANWYL**



Predicted EPC rating

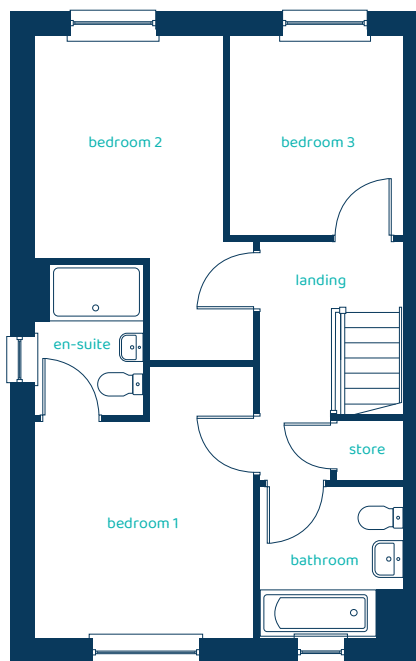
[anwyllhomes.co.uk](http://anwyllhomes.co.uk)

## Ground Floor Plan



Room	Imperial	Metric
Living Room	13'6" x 12'7"	4.11m x 3.83m
Kitchen/Dining	16'8" x 10'0"	5.07m x 3.04m
WC/Utility	9'7" x 5'11"	2.91m x 1.80m

## First Floor Plan



Room	Imperial	Metric
Bedroom 1	10'7" x 13'3"	3.22m x 4.03m
Bedroom 2	10'7" x 15'9"	3.22m x 4.79m
Bedroom 3	8'5" x 9'8"	2.56m x 2.93m
Bathroom	6'10" x 7'4"	2.09m x 2.23m
En-Suite	5'2" x 7'4"	1.58m x 2.23m

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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 Padgate 15/07/25

