

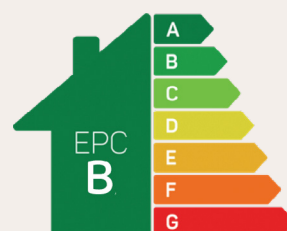


The Ascot

4 bed detached

With four bedrooms and an integral garage, this detached home is a family favourite. The ground floor features a large open-plan kitchen/dining area with French doors to the garden and a roomy lounge with a beautiful bay window. Upstairs, there are three double bedrooms, a large single, and an en-suite in the main bedroom. A spacious family bathroom provides plenty of room for everyone.

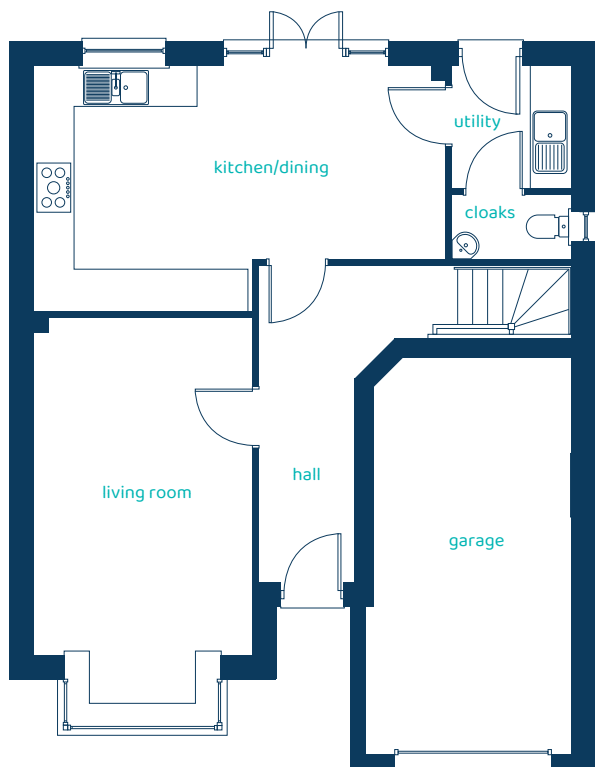
ANWYL



Predicted EPC rating

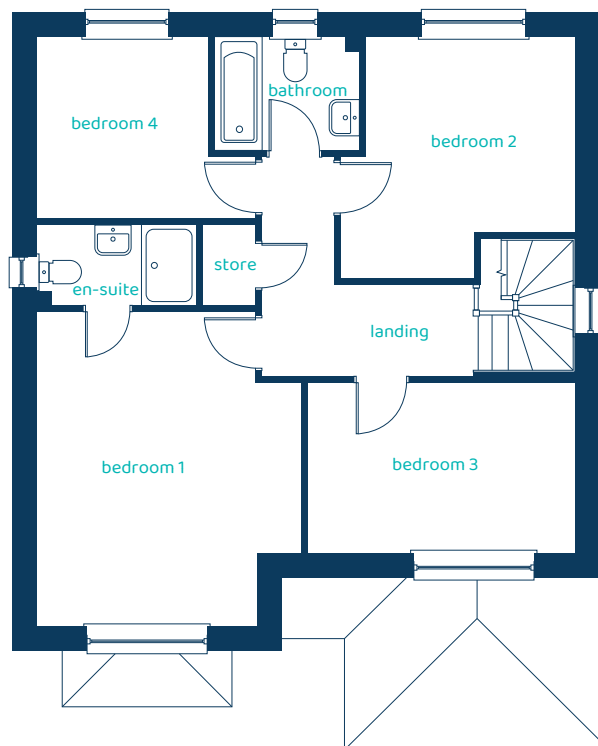
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Ground Floor Plan



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. This is a computer-generated image of the Ascot, 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. Kitchen islands are an optional upgrade to this house type. 14/04/25.

