



The Ascot

4 bed detached

With four bedrooms and integral garage, this detached home is a family favourite.

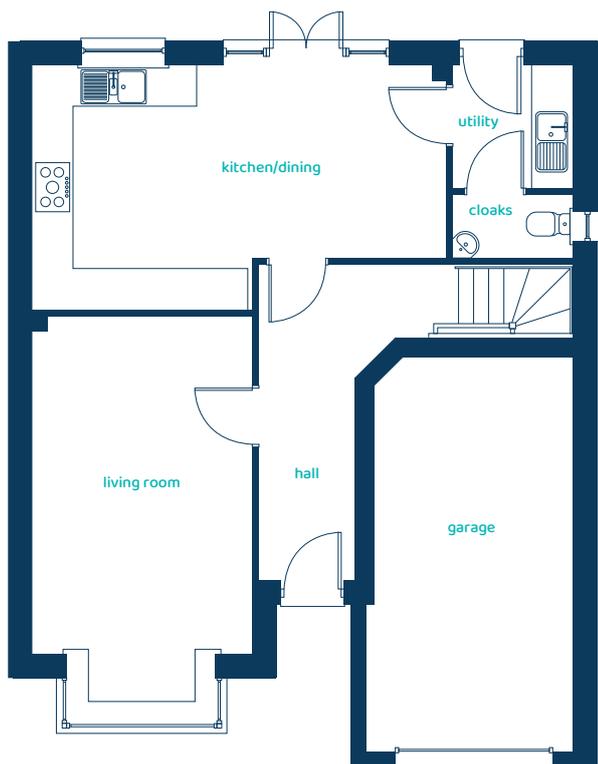


Predicted EPC rating

ANWYL

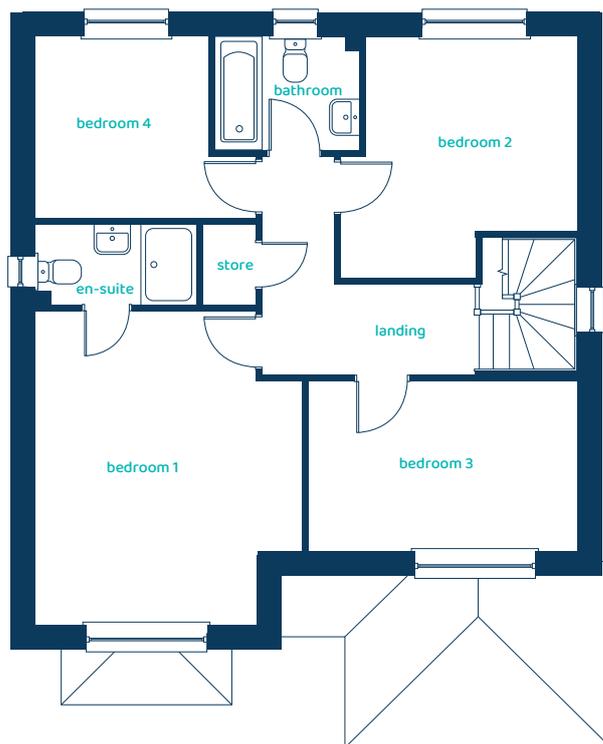
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Ground Floor Plan



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	9'10" x 19'8"	3.00m 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 19/11/25.

