



# The Welwyn

*Four Bedroom Home*





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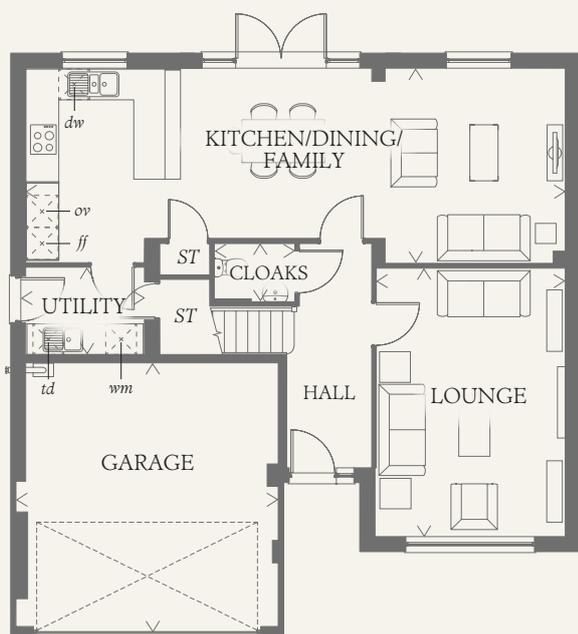




# The Welwyn

## Four Bedroom Home

With a generous kitchen, dining and family area, a perfect centrality for family gatherings and a separate, spacious lounge for when you need a little peace and quiet, the Welwyn is a home designed to accommodate the flow of family life.



### GROUND FLOOR

|                               |                |                |
|-------------------------------|----------------|----------------|
| LOUNGE                        | 17'1" x 11'11" | 5.21 x 3.63 m  |
| KITCHEN/<br>DINING/<br>FAMILY | 34'1" x 12'5"  | 10.38 x 3.79 m |
| CLOAKS                        | 5'1" x 3'6"    | 1.56 x 1.06 m  |
| UTILITY                       | 7'4" x 5'8"    | 2.24 x 1.72 m  |
| GARAGE                        | 17'2" x 16'8"  | 5.23 x 5.07 m  |

### FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| BEDROOM 1 | 14'9" x 14'6" | 4.49 x 4.43 m |
| EN-SUITE  | 9'3" x 4'6"   | 2.82 x 1.38 m |
| BEDROOM 2 | 12'2" x 9'3"  | 3.70 x 2.82 m |
| BEDROOM 3 | 11'0" x 9'3"  | 3.35 x 2.81 m |
| BEDROOM 4 | 10'9" x 6'11" | 3.27 x 2.11 m |
| BATHROOM  | 7'4" x 6'6"   | 2.24 x 1.99 m |

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Welwyn house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

#### KEY

|                                 |                              |
|---------------------------------|------------------------------|
| Hob                             | <i>td</i> Tumble dryer space |
| <i>ov</i> Oven                  | Hot water cylinder           |
| <i>ff</i> Fridge/freezer        | <i>ST</i> Cupboard           |
| <i>wm</i> Washing machine space |                              |
| <i>dw</i> Dishwasher space      |                              |

< Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

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