

THE WELFORD

FOUR BEDROOM HOME



Family life is made simple in The Welford, a traditional-looking home with contemporary features and a practical layout. The lounge, utility room, hall and cloakroom make up the ground floor with the combined kitchen and dining area, which has French doors opening out to a private garden when you want to enjoy some outside space.

Upstairs three bedrooms share a family bathroom while the large principle bedroom benefits from its own en-suite shower and built-in wardrobes. If you're stuck for ideas about what to do with the fourth bedroom, it can be easily transformed into the perfect home office space.

Outside there are turfed gardens, driveway and garage.

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Inviting lounge



Open plan dining/kitchen with area looking onto rear garden



Useful utility room



Principal bedroom with built-in wardrobes & en-suite



High quality kitchen appliances



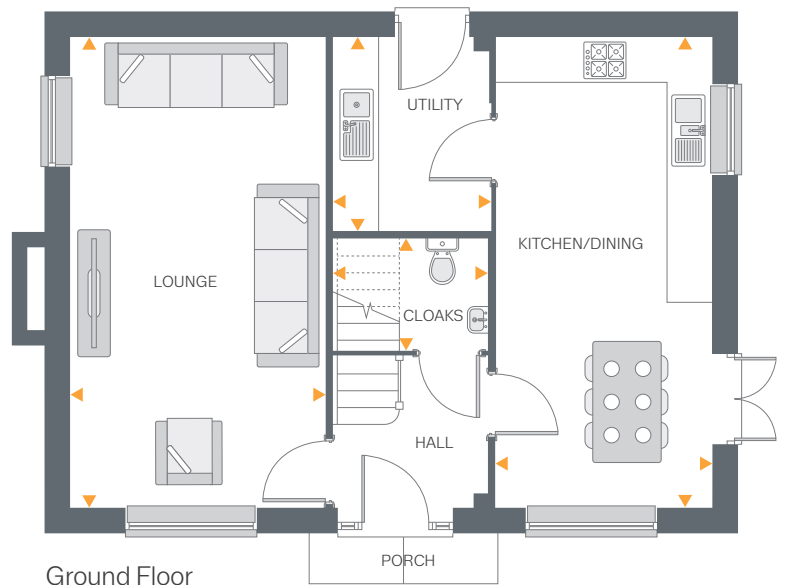
Hive smart heating system



Fully turfed rear garden



Driveway & single garage



Ground Floor

Lounge	21'11" x 11'4"	6.43m x 3.47m
Kitchen/Dining	21'11" x 9'7"	6.43m x 2.94m
Utility	8'7" x 7'0"	2.62m x 2.13m
Cloakroom	6'10" x 4'11"	2.08m x 1.51m

First Floor

Bedroom 1	12'8" x 11'6"	3.87m x 3.51m
En-suite	7'0" x 6'10"	2.15m x 2.10m
Bedroom 2	10'7" x 9'9"	3.23m x 2.98m
Bedroom 3	9'9" x 8'0"	2.98m x 2.46m
Bedroom 4	8'3" x 8'0"	2.51m x 2.46m
Bathroom	10'2" x 4'9"	3.10m x 1.46m

