



THE WELLINGTONIA

HOMES 11, 228 & 347

Five bedroom home

The detached Wellingtonia's distinctive and impressive L-shaped design includes spacious accommodation throughout. Downstairs features a separate living room and expansive kitchen / dining / family area that leads on to the rear garden through bi-fold doors. There's also a utility room, cloakroom, study and an integral double garage. Upstairs is the main bedroom suite which includes a separate dressing room and en suite with bath, plus four further bedrooms, two of which are double and one with en suite – and a family bathroom.



Bedroom 1	6003mm x 4970mm	19'7" x 16'3"
Dressing	2825mm x 2073mm	9'3" x 6'8"
En suite 1	2825mm x 2579mm	9'3" x 8'5"
Bedroom 2	3679mm x 3666mm	12'1" x 12'0"
En suite 2	2416mm x 1825mm	7'9" x 6'0"
Bedroom 3	3799mm x 3679mm	12'5" x 12'1"
Bedroom 4	3679mm x 2575mm	12'1" x 8'4"
Bedroom 5	3666mm x 2349mm	12'0" x 7'7"
Bathroom	2804mm x 2349mm	9'2" x 7'7"

FIRST FLOOR



Kitchen / Family / Dining	8374mm x 6155mm	27'5" x 20'2"
Living Room	6115mm x 3666mm	20'0" x 12'0"
Study	2574mm x 2304mm	8'4" x 7'6"
Utility	2304mm x 2276mm	7'6" x 7'5"
WC	2175mm x 977mm	7'1" x 3'2"

GROUND FLOOR

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