

PLOT 4, HAWTHORN HOUSE

WESTHALL GATE

WELTON

4 bed | 3 bath | 2 reception



**THE NEW
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AGENT**

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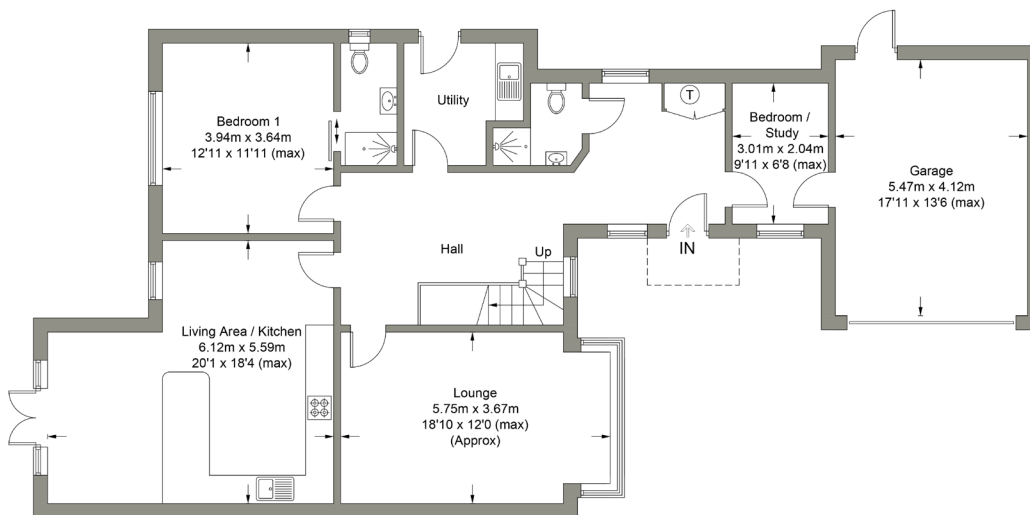
FLOOR PLANS

Ground Floor	Size (m)	Size (ft)
Hall		
Lounge	5.75m x 3.67m	18'10 x 12'0
Living Area / Kitchen Diner	6.12m x 5.59m	20'1 x 18'4
Utility	2.58m x 2.54m	8'6 x 8'4
Shower Room	1.80m x 1.00m	5'11 x 3'3
Bedroom 1	3.94m x 3.64m	12'11 x 11'11
Ensuite	2.60m x 1.20m	8'6 x 3'11
Bedroom 4 / Study	3.01m x 2.04m	9'11 x 6'8
Garage	5.47m x 4.12m	17'11 x 13'6

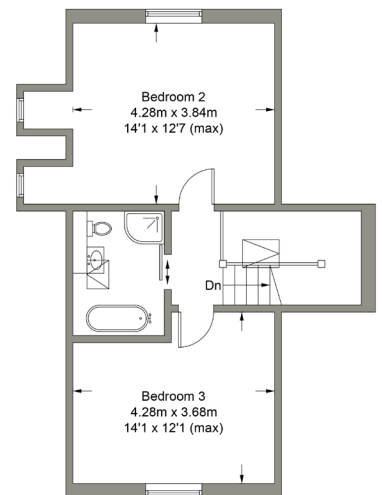
First Floor	Size (m)	Size (ft)
Bedroom 2	4.28m x 3.84m	14'1 x 12'7
Bedroom 3	4.28m x 3.68m	14'1 x 12'1
Bathroom	2.60m x 1.90m	8'6 x 6'3

Digitally Enhanced Images: Some internal and external photographs of this property have been digitally enhanced to add furniture and landscaping, to give buyers a better idea of how this property will look once complete. These images are provided as a guide only and cannot be relied upon for 100% accuracy. Buyers are advised that completed homes may differ slightly in appearance once built and so all images, sizes, design and plans are given for guidance purposes only. The developer reserves the right to make amendments to the design and specification throughout the build.

GROUND FLOOR



FIRST FLOOR



FLOOR PLANS ARE FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THESE PLANS, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS, BEFORE MAKING ANY DECISIONS RELIANT UPON THEM.

a moving experience

ALL VIEWINGS ARE TO BE ORGANISED VIA THE NEW HOMES AGENT.

WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE SALES PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS ARE ADVISED TO RECHECK THE MEASUREMENTS.