



DERE STREET
Homes

The Helmsley

Four bedroom family home

This innovatively designed four-bedroom home offers plenty of space for the whole family. The contemporary open plan kitchen/dining area is the perfect space for entertaining guests and includes elegant French doors leading out into the rear garden. A separate utility also leads out into the rear garden whilst the spacious living room is flooded with light from a large window at the front of the home.

Upstairs a fabulous master bedroom features En-Suite facilities with a large shower. Three further spacious bedrooms and a family bathroom are also located on the first floor.



Specifications

- Open plan kitchen/dining area
- Spacious separate living room
- Master bedroom with En-Suite
- Integral garage

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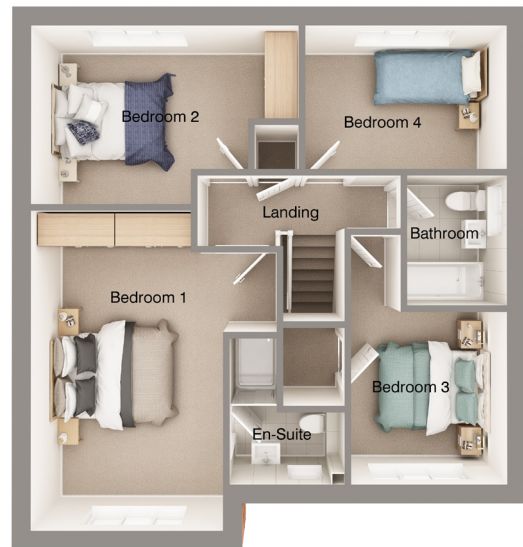
Four bedroom family home

Floor Plans & Dimensions

Ground Floor



First Floor



Ground Floor

Room	MM	FT
Living Room	3290 x 5031	10'10" x 16'6"
Kitchen /Dining	6190 x 3460	20'4" x 11'4"
Utility	2372 x 1775	7'9" x 5'10"
WC	938 x 1775	3'1" x 5'10"
Garage	4816 x 2497	15'7 x 8'2"

First Floor

Room	MM	FT
Bedroom 1	4176 x 5452	13'8" x 17'11"
En Suite	1958 x 2463	6'5" x 8'1"
Bedroom 2	4565 x 3052	15' x 10'
Bedroom 3	2658 x 4163	8'9" x 13'8"
Bedroom 4	3439 x 2452	11'3" x 7'11"
Bathroom	2214 x 1650	7'3" x 5'5"

The principal dimensions are measured into mm and feet to give an approx. maximum size for each room. Principal dimensions are not measured into areas including (but not restricted to) bay windows, alcoves or wardrobes where applicable. The dimensions where specified are for indicative purposes only and are not intended to be relied upon for determining (without limitation) carpet sizes, appliances, spaces or items of furniture. The company's policy is one of continuous product development and improvement, both in design and in construction. We therefore reserve the right to make amendments without notice. The illustration and particulars set out above are for illustration purposes and general guidance only since items such as (without limitation) brick and tile colour, door styles and external treatments including landscaping may vary from time to time. Please ask for details of the treatments specified for individual plots. These particulars cannot be relied upon as accurately describing any of the prescribed matters specified in any order made under the

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