



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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The Helmsley

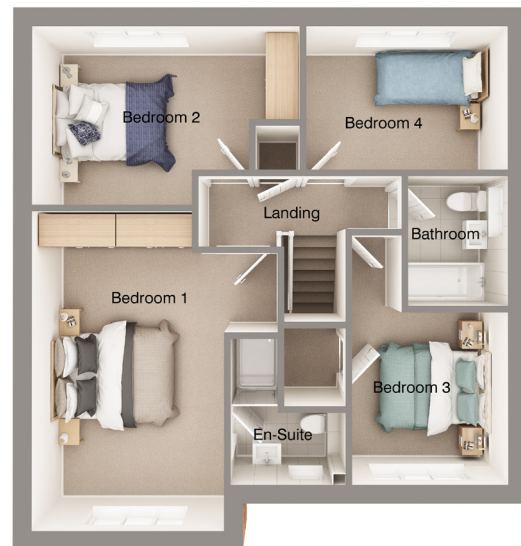
Four bedroom family home

Floor Plans & Dimensions

Ground Floor



First Floor



Ground Floor

Room	MM	FT
Living Room	3275 x 5018	10'7" x 16'5"
Kitchen /Dining	3447 x 6190	11'3" x 20'3"
Utility	1775 x 2372	5'8" x 7'8"
Garage	2542 x 4800	8'3" x 15'7"

First Floor

Room	MM	FT
Bedroom 1	3275 x 5450	10'7" x 17'9"
Bedroom 2	3050 x 4564	10'0" x 14'10"
Bedroom 3	2656 x 2937	8'7" x 9'6"
Bedroom 4	2450 x 3438	8'0" x 11'3"

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 Property Misdescriptions Act 1991 nor do they constitute a contract, part of a contract or a warranty. January 2014.

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