

THE OLD FARMSTEAD *at Bulcote*



Plots 10-12, 29, 31, 33-36, 38, 40

The Paddock *3 Bedroom*

- ❖ **Exceptional three-bedroom new-build home**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Private rear garden**
- ❖ **Principal bedroom with a private en-suite shower room**
- ❖ **Designed to complement surrounding heritage setting**
- ❖ **Allocated adjacent parking spaces**
- ❖ **Electric vehicle charging point**

The Paddock is a beautifully designed three-bedroom new-build home arranged over two floors. Designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the charm of the wider development.

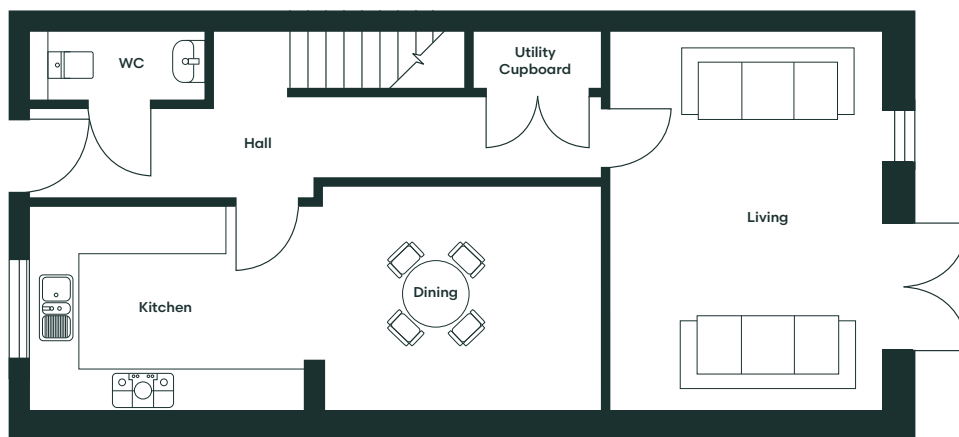
A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary kitchen and dining area, while to the rear, a spacious living room opens through double doors onto the private rear garden, creating a seamless flow between indoor and outdoor living.

The first floor creates a practical and well-balanced layout, with two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a stylish en-suite shower room finished to a high standard, while a luxury family bathroom serves the remaining home, both finished with Porcelanosa tiling and premium chrome fittings.

Externally, The Paddock benefits from a private rear garden with access to the surrounding shared open spaces, creating a welcoming setting within the wider farmstead community.

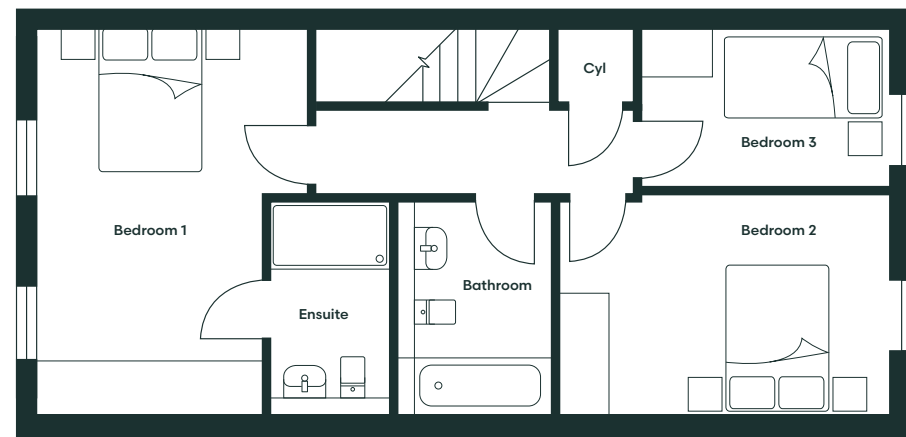
Combining contemporary design with practical family living, The Paddock offers an exceptional opportunity to enjoy a stylish new home within the unique setting of The Old Farmstead Bulcote development.

The Paddock *Floor Plan*



Ground Floor

Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2829	11'5" x 9'3"
Living	4814 x 3483	15'10" x 11'5"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'



First Floor

Bedroom 1	4814 x 3379	15'10" x 11'1"
Bedroom 2	4190 x 2738	13'9" x 9'
Bedroom 3	3142 x 1960	10'4" x 6'5"
Ensuite	2664 x 1503	8'9" x 4'11"
Bathroom	2664 x 1910	8'9" x 6'3"



To discover more, contact our Sales Team

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Disclaimer: All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have integrated garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.

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