



4 BEDROOM DETACHED

# The Ellerton



Note: Image for illustrative purposes only.

What truly sets this property apart is its exclusivity. The Ellerton is the only home of its design on the entire Guinevere Park development, offering a rare opportunity to own a distinctive and unique house type.

This impressive four-bedroom detached double-fronted home is spacious and beautifully balanced, ideal for modern family living. Externally, the home benefits from a private garden and a detached garage.

## GROUND FLOOR

- **Kitchen/Dining Room** - A light and airy room, perfect for creating family meals and entertaining.
- **Utility room** - providing additional storage and access.
- **Living room** – spacious, extending the full depth of the house, featuring French doors opening into the rear garden.

## FIRST FLOOR

- **Main bedroom** - With fitted sliding wardrobe and a contemporary en-suite shower room.
- **Bedrooms 2 and 3** - Are both generous double bedrooms.
- **Bedroom 4** - Sizeable single bedroom, perfect as a nursery, guest room or home office.
- **Family bathroom** - Serving the remaining bedrooms.

Plot 114

Sq. ft 1130

Please note: Materials used vary on each home. Please ask the Sales Consultant for specific details.

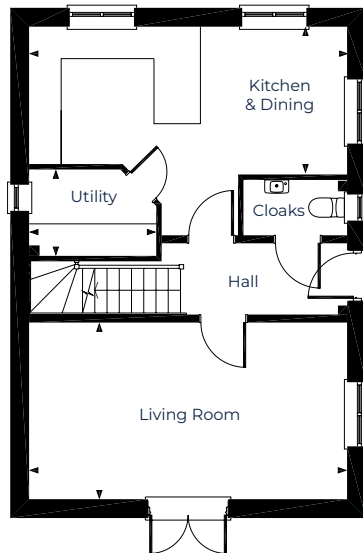




# FLOOR PLAN

## The Ellerton

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### GROUND FLOOR

#### Living Room

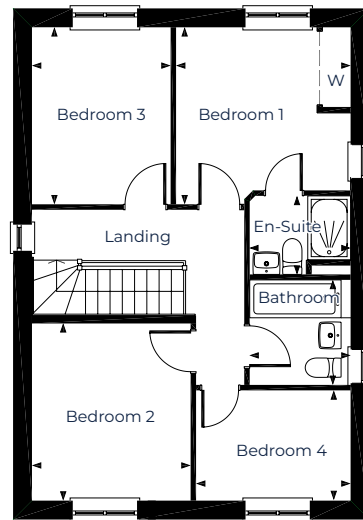
5.90m x 3.26m (19'4" x 10'8")

#### Kitchen & Dining

5.90m x 2.70m (19'4" x 8'10")

#### Utility

2.33m x 1.57m (7'8" x 5'2")



### FIRST FLOOR

#### Bedroom 1

3.21m x 3.26m (10'6" x 10'8")

#### En-Suite

1.84m x 1.42m (6'1" x 4'8")

#### Bedroom 2

2.91m x 3.62m (9'7" x 10'8")

#### Bedroom 3

2.54m x 3.26m (8'4" x 10'8")

#### Bathroom 4

2.84m x 2.00m (9'4" x 6'7")

#### Bathroom

1.84m x 1.91m (6'0" x 6'3")

KEY St. = Store | W = Wardrobe | CC = Hot Water Cylinder Cupboard

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