



38 Turpin's Heath, Welton

Prices From £322,995

THE WINDSOR - An exceptional 4 Bedroom Detached Home luxuriously finished to a high specification

INTRODUCTION

PART OF THE LEGACY RANGE - A luxurious 4 Bedroom home built by Beal Homes, one of the areas most renowned builders and forms part of their desirable Turpin's Heath development at Welton. The extensive family accommodation is finished to the highest standard and is offered with a host of upgrades throughout.

LOCATION

Turpin's Heath is a luxury new development of contemporary 3 & 4 bedroom family homes in the historic village of Welton, East Yorkshire. With a unique location, charming surroundings and everything you need within a stone's throw, your new house at Turpin's Heath will be a truly special place to live

GROUND FLOOR

A welcoming central Hallway greets you upon entering the property and provides access to

the internal accommodation. A spacious Lounge with a bay window is positioned to the front of the property. The heart of this fabulous home is the contemporary Kitchen / Family / Dining Room located to the rear of the property with a pair of French doors opening to the garden. A separate Utility Room is located off the Kitchen and provides further access to a fitted Cloakroom

FIRST FLOOR

An open Gallery Landing provides access to the accommodation at first floor level. This includes 4 spacious Bedrooms with the Master benefitting from its own En-Suite facilities. The remaining Bedrooms are serviced by the family Bathroom

THE FINISHING TOUCHES

Each remaining home includes Beal Homes' upgraded 'View Home Package' comprising:
-Upgraded Kitchen (includes appliances as standard but the finish and specification of various kitchen items will be upgraded)
-Upgraded flooring (flooring as standard but

some areas may be upgraded)

- Lighting pack (light fittings to all rooms including shades to Bedrooms 2,3 & 4)
- Blinds pack (fitted blinds to all windows)

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE 10'7 x 15'7 (3.23m x 4.75m)

KITCHEN / FAMILY / DINING 21' x 8'12 (6.40m x 2.74m)

UTILITY ROOM 5'6 x 5'2 (1.68m x 1.57m)

CLOAKROOM 5'6 x 3'5 (1.68m x 1.04m)

FIRST FLOOR

GALLERY LANDING

BEDROOM 1 10'2 x 11'4 (3.10m x 3.45m)

EN-SUITE 6'6 x 7'10 (1.98m x 2.39m)

BEDROOM 2 10'2 x 11'5 (3.10m x 3.48m)

BEDROOM 3 9'5 x 12'3 (2.87m x 3.73m)



BEDROOM 4 9'5 x 11'3 (2.87m x 3.43m)

BATHROOM 7'2 x 5'9 (2.18m x 1.75m)

OUTSIDE

INTEGRAL GARAGE

PROPERTY TO SELL?

Options are available to customers with homes to sell through Smooth Move and Part Exchange schemes. For further details please contact the office

HELP TO BUY?

Help To Buy schemes are available on this property. For further details please contact the office

VIEWING

To arrange an appointment to view this property, please contact our team on (01482) 668663

IMAGE DISCLAIMER

Please note that the images displayed are for illustrative purposes only and are taken from the show home at Turpin's Heath, therefore they may not represent the actual property

on sale

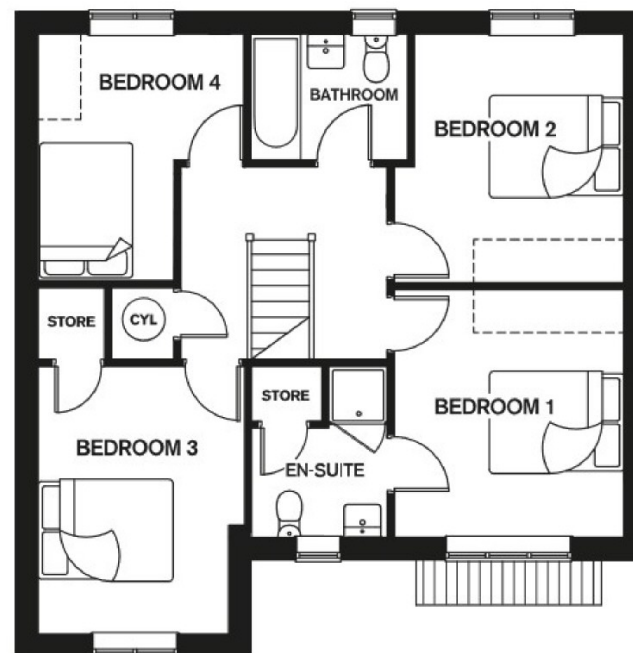
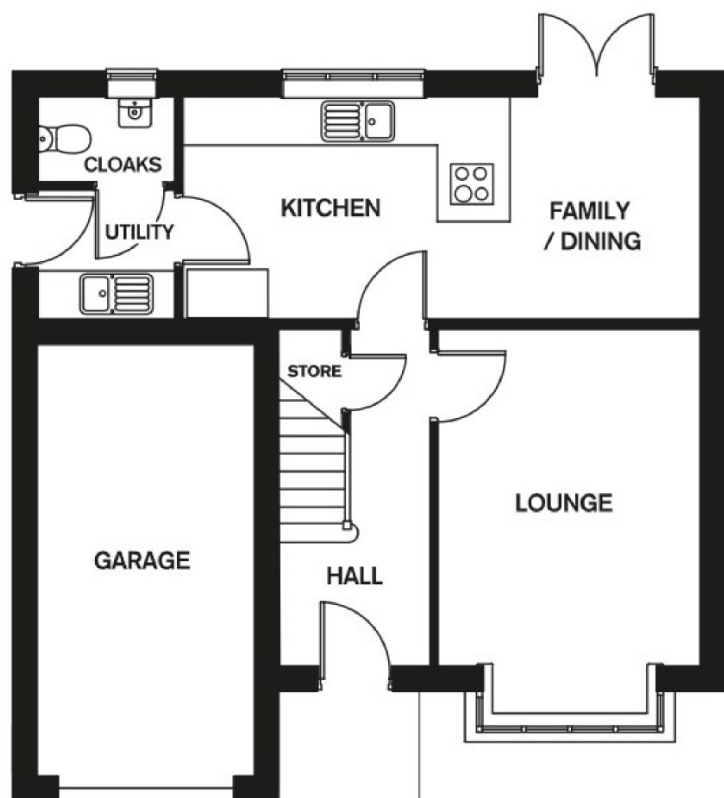
AGENT NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

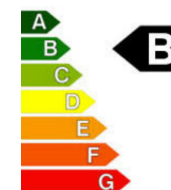
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





Key ----- Suggested position of customer's own wardrobes



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