



# POSTLAND DEVELOPMENTS

# CENTURION PARK





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# Plot 2 & Plot 58 The Hornsby

Set back from the development road, the front overlooks the large, landscaped approach into Centurion Park. The Hornsby features 4 good sized bedrooms, 2 with ensuite shower rooms. The property is approximately 2069ft<sup>2</sup> and offers plenty of space, light, and comfort. This family home is generously proportioned and blends the traditional; English Oak and render feature to the front of the property with the contemporary and modern coloured window and door finishes. This plot has an extra bay window to the side.

The open-plan kitchen-dining area has bi-fold glazed doors onto the generous natural sandstone patio. The spacious kitchen is complemented by a contemporary or traditional kitchen, featuring the latest quality Neff appliances. It has a separate utility room with access to the private rear garden. The East facing garden is walled to the side and other boundaries are close boarded fencing.

The Hornsby has been designed to incorporate a home office on the ground floor for a versatile lifestyle. There is a detached double garage with a vehicle charging point and parking to the rear, accessed by a private drive.

## Property Features

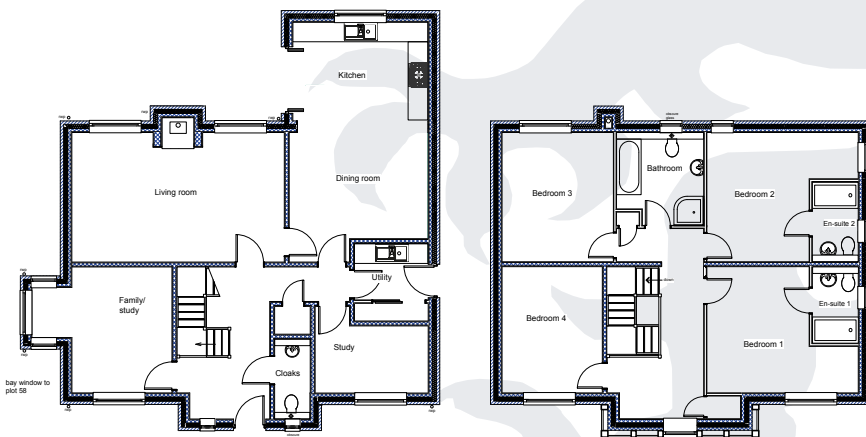
- Detached Double Garage ample Parking
- Electric car charging point
- LPG Central Heating
- LVT flooring to kitchen/dining area, utility bathroom, ensuite and hallway, Postland Twist carpet elsewhere
- Contemporary Shaker style kitchen units with soft close doors
- Integrated NEFF double-oven, induction / gas hob, fridge freezer and dishwasher
- Utility Room with spaces for a Washing Machine and Tumble Dryer
- En-Suite Shower room to Master Bedroom
- Generous patio and
- Turfed Gardens
- 10-year structural warranty
- Approx. plot size is 580m<sup>2</sup>
- Tenure: Freehold
- Just **FOUR** properties of this house type and only **TWO** in Phase 1

## GROUND FLOOR

Living Room	6.54m x 4.00m	21'5" x 13'1"
Kitchen Area	4.18m x 3.37m	13'8" x 11'1"
Dining Area	4.18m x 3.29m	13'8" x 10'9"
Utility	2.62m x 2.29m	8'7" x 7'6"
Study	2.10m x 3.49m	6'10" x 11'5"
Family Room	3.91m x 3.11m	12'9" x 10'2"
Cloaks	2.49m x 1.13m	8'2" x 3'8"

## FIRST FLOOR

Bedroom 1	4.67m x 3.91m	15'3" x 12'9"
- Ensuite	1.44m x 2.55m	4'8" x 8'4"
Bedroom 2	4.67m x 3.91m	15'3" x 12'9"
- Ensuite	1.44m x 2.55m	4'8" x 4'4"
Bedroom 3	3.44m x 4.00m	11'3" x 13'1"
Bedroom 4	3.11m x 3.91m	10'2" x 12'9"
Bathroom	2.88m x 2.69m	9'5" x 8'9"



Right-handed floor plan shown - some plots are Left-handed.

All dimensions are indicative and all images are for illustration purposes only. Please note planting, cars etc are not included.

