



POSTLAND DEVELOPMENTS

CENTURION PARK





All images for illustration purposes only please see spec pack for confirmation of material details.

Plot 56 The Churchill

The Churchill is one of our Signature properties and benefits from many extra features as Standard. There are 4 good sized bedrooms, 2 with ensuite shower rooms. This generous family home of 2298ft² (approx.) is designed for busy family life, blending traditional features such as the Solid Oak porch and double fronted bay windows, with the contemporary and modern coloured window and door finishes. The plot is one of the largest on the development and therefore has a sizeable garden, with a double garage and ample parking to the front of the property.

The spacious and dual aspect, East and West facing Dining and Kitchen is complemented by a contemporary or traditional kitchen, featuring the latest quality Neff appliances. There is a separate dayroom off the lounge with a glazed Lantern roof allowing light to flood into the property, with patio doors opening onto the Sandstone patio and south facing garden which overlooks fields.

The CHURCHILL has been designed to incorporate a versatile lifestyle with a Family / study room ideal as a home office on the ground floor.

Property Features

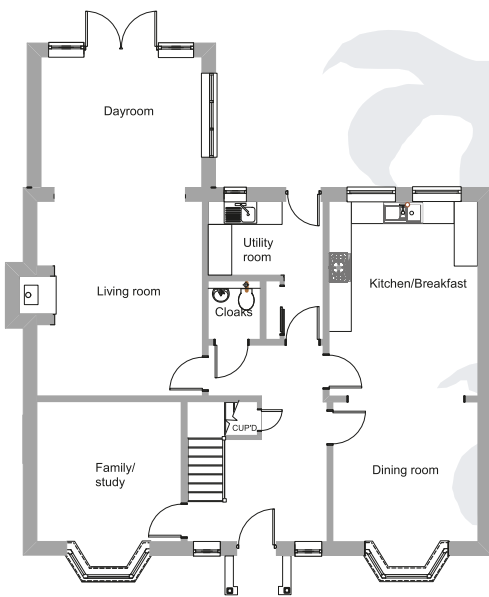
- Only **TWO** properties of this House Type on the development
- Expected Completion Date Spring 2022 (subject to change)
- Detached Double Garage and ample Parking
- Electric car charging point
- LPG Central Heating
- LVT flooring to kitchen/dining area, utility bathroom, ensuite and hallway, Postland Premium Carpet elsewhere included as Standard
- Home office on ground floor
- Integrated NEFF double-oven, induction hob, fridge freezer and dishwasher
- Utility Room with spaces for a Washing Machine and Tumble Dryer
- Ideal Standard White contemporary sanitary ware
- Four Double Bedrooms
- Two Ensuited shower rooms
- Generous patio area
- Enclosed, private Garden
- Turfed Gardens
- Buildzone 10-year structural warranty
- Approx. plot size is 606m²
- Tenure: Freehold
- Village Location

GROUND FLOOR

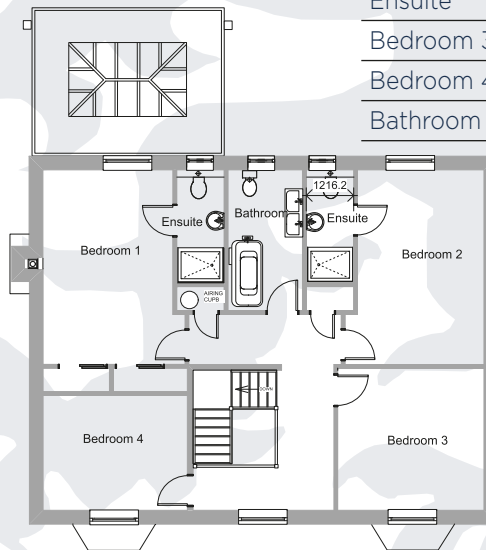
Kitchen/Breakfast Area	3.82m x 5.00m	12'5" x 16'4"
Dining Room	3.72m x 4.23m max	12'2" x 13'8"
Living Room	4.25m x 5.00m	13'9" x 16'4"
Family Room/Study	3.70m x 4.24m max	12'1" x 13'9"
Dayroom	4.13m x 3.35m	13'5" x 10'9"
Cloakroom	1.33m x 1.50m	4'3" x 4'9"
Utility Room	2.60m max x 3.54m max	8'5" x 11'6"

FIRST FLOOR

Bedroom 1	3.65m max x 5.00m	11'9" x 16'4"
Ensuite	1.21m x 2.87m	3'9" x 9'4"
Bedroom 2	3.56m max x 5.00m	11'6" x 16'4"
Ensuite	1.21m x 2.87m	3'9" x 9'4"
Bedroom 3	3.75m x 3.64m	12'3" x 11'9"
Bedroom 4	3.70m x 3.70m	12'1" x 12'1"
Bathroom	1.91m x 3.61m	6'2" x 11'8"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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.