



# POSTLAND DEVELOPMENTS

# CENTURION PARK



- The Stanton
- The Blakely
- The Kinsley
- The Darby
- The Ashton
- The Willoughby





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

## 3 bed Townhouse The Blakely

This stylish half rendered family home built over 3 floors comes with everything a family needs including 2 allocated parking spaces. A distinctive glass roof has been added to the extended ground floor which allows natural light to flood in; it's an ideal location for a dining table. At 1022ft<sup>2</sup> there is a good-sized Living Room and large Kitchen including a bespoke built in Laundry Cupboard behind a pocket door with spaces and plumbing for a Washing Machine and condenser Tumble Dryer. The kitchen has integrated appliances and an Induction Electric Hob with matching splash back and Extractor Hood. Double Patio Doors open onto the generous patio area in the fully enclosed rear garden. There is a practical downstairs storage / larder cupboard keeping everything tidy. On the first floor there are 2 double bedrooms and a Family Bathroom and stairs leading to the second floor Master Suite, with dormer window, Velux window and ensuite Shower Room.

Depending on Build program there is the opportunity to customise the property to your style. Choice options include Kitchen colour, Flooring, Internal doors, and Ironmongery, Skirting, matching Architrave, and wall Tiles.

At a reasonable cost, Upgrades are available for the kitchen such as style, worktop, sink and taps, appliances, internal doors, ironmongery, and Flooring.

### Property Features

- 2 Allocated Parking spaces to the front of the property
- LPG Gas Central Heating
- Flooring is included; Camero LVT flooring to the kitchen, WC, downstairs cupboard, bathroom and ensuite. Postland Twist carpets to hall, Living Room, Stairs, Landing and Bedrooms
- Modern kitchen units with soft close doors
- Integrated appliances in the kitchen
- Outside tap
- Outside power sockets
- Generous patio area
- Turfed Gardens
- 10-year structural warranty
- Approx. plot sizes range between 110-129m<sup>2</sup>
- Tenure: Freehold
- Village Location
- Superfast Broadband is available on site.

### ROOM SIZES

|                     |                 |                |
|---------------------|-----------------|----------------|
| Living Area         | 3.410m x 4.189m | 11'2" x 13' 9" |
| Kitchen/Dining Area | 3.520m x 4.280m | 11'7" x 14'1"  |
| Master Bedroom      | 3.766m x 2.740m | 12'4" x 9'     |
| Ensuite             | 1.900m x 2.580m | 6'2" x 8'6"    |
| Bedroom 1           | 2.798m x 3.750m | 9'2" x 12'4"   |
| Bedroom 2           | 2.798m x 3.512m | 9'2" x 11'6"   |
| Bathroom            | 1.840m x 2.100m | 6' x 6'11"     |



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

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