



**** STAMP DUTY AND FLOORING PACKAGES AVAILABLE ****

**** HOUSE TO SELL ? - PART EXCHANGE YOUR CURRENT HOME FOR OURS ****

The Westminster is a four-bedroom home with a layout designed to complement any family or couple. On the ground floor there is a lounge with a bay window, as well as an open plan kitchen/family area, perfect for entertaining guests. Bi-folding doors in the family space open out to a spacious garden.

Upstairs there are three double rooms, two featuring separate en-suite facilities and fitted wardrobes. There is a further generous sized single room.

A high specification as standard is expected in all our homes, with brands such as Beko, Porcelanosa and HIVE included. We also include spotlights, appliances, alarm systems and blocked paved drives in all our homes.

**West Park Garden Village, Edward Pease
Way, DL2 2TS
4 Bed - House - Detached
£269,995**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

ENTRANCE HALL

GROUND FLOOR W.C.

LOUNGE

17'7x10'5 (5.36mx3.18m)

KITCHEN/DINING/FAMILY ROOM

19'3x10'9 (5.87mx3.28m)

UTILITY ROOM

5'3x4'10 (1.60mx1.47m)

FIRST FLOOR LANDING

BEDROOM

14'1x9'7 (4.29mx2.92m)

EN-SUITE

9'7x5'3 (2.92mx1.60m)

BEDROOM

11'6x10'7 (3.51mx3.23m)

EN-SUITE

7'1x6'5 (2.16mx1.96m)

BEDROOM

11'x10'7 (3.35mx3.23m)

BEDROOM

11'2x8'5 (3.40mx2.57m)

BATHROOM/W.C.



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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
152 (min)	A		
81-151	B		
63-80	C		
55-62	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.