

# The Welland

Three bedroom home

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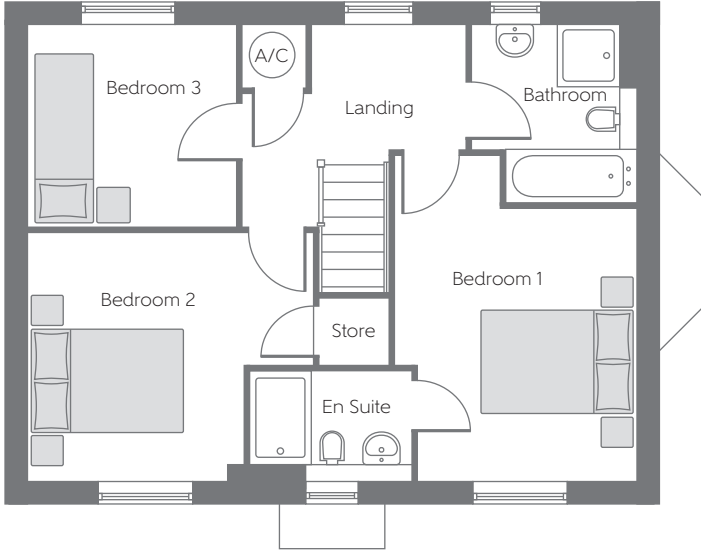


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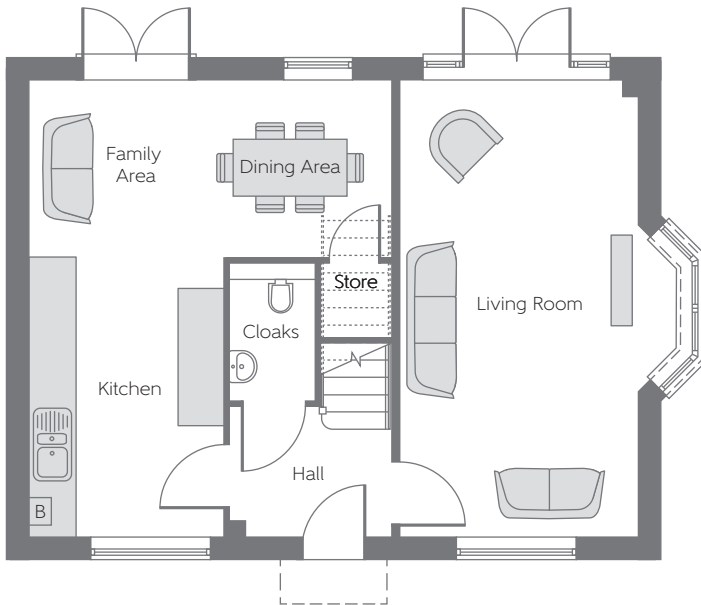
**Bellway**

# The Welland at Duston Gardens



## First Floor

Bedroom 1	4.270m x 3.165m (max) (max)	14'0" x 10'5" (max) (max)
Bedroom 2	3.745m x 3.250m (max) (max)	12'4" x 10'8" (max) (max)
Bedroom 3	2.730m x 2.635m	9'0" x 8'8"



## Ground Floor

Living Room	5.980m x 3.110m (max) (max)	19'8" x 10'3" (max) (max)
Kitchen	3.675m x 2.540m	12'1" x 8'4"
Family Area	2.540m x 2.305m	8'4" x 7'7"
Dining Area	2.305m x 2.205m	7'7" x 7'3"

B Boiler    ..... Reduced Head Height    Cloaks Cloakroom

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for exact details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 03/20 DUSTON GARDENS