



The WESTMINSTER is an eye-catching four bedroom home with a layout designed to compliment the flow of family life. On the ground floor, you will enjoy a spacious dual aspect lounge, as well as an open plan kitchen and family area to the rear of the house, perfect for socialising. Bi-fold doors open out from here onto a generous rear garden.

The property comes complete with high quality fixtures from esteemed brands such as Ideal Standard, Beko and Hansgrohe. The Westminster also comes fitted with a HIVE smart meter.

There is also a separate dining room to enjoy, offering the perfect space for relaxation and entertaining. Upstairs, the luxurious master bedroom features a fitted wardrobe and luxurious en-suite. Three further bedrooms, a family bathroom and downstairs cloakroom complete this house type.

**West Park Garden Village, Edward Pease
Way, DL2 2TS**
4 Bed - House - Detached
£266,995

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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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Not energy efficient - higher running costs EU Directive 2002/91/EC
Very environmentally friendly - lower CO₂ emissions EU Directive 2002/91/EC

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