



WHITTINGHAM
PLACE

BALMORAL



Four bedroom detached luxury family home with double detached garage

This home features...

- Beautifully designed contemporary kitchen with integrated branded appliances
- Open plan kitchen/diner, utility and WC
- Four generous double bedrooms, two with ensembles
- Large family bathroom
- Spacious family lounge
- Generous turfed and fenced gardens
- Double detached garage and private driveway
- Quality fixtures & fittings throughout



NEW PARK
GROUP



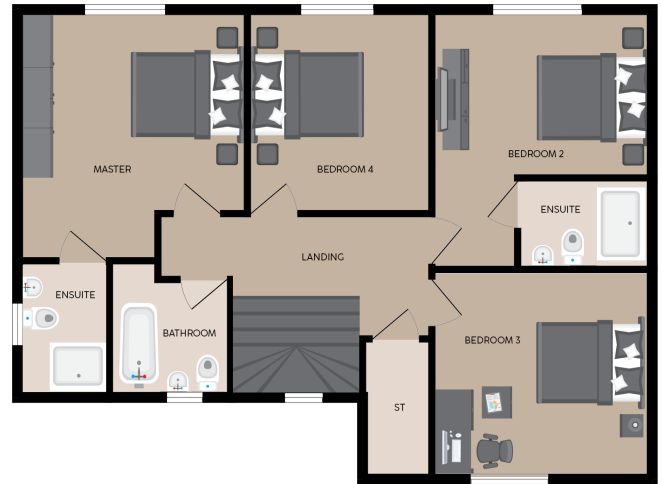
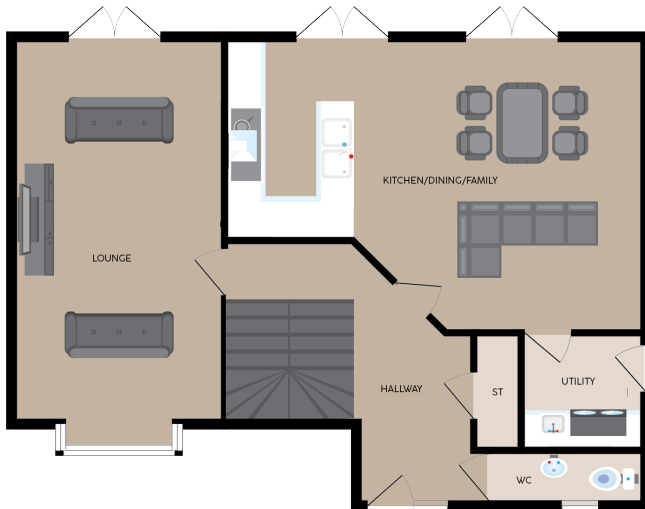
Dewhurst
Homes

BALMORAL

Four bedroom detached home with double detached garage



WHITTINGHAM
PLACE



GROUND FLOOR

	METRES	FEET/INCHES
LIVING ROOM	6.36 x 3.5	20.87 x 11.48
KITCHEN/ DINING/ FAMILY	4.88 x 6.92	16 x 22.71
UTILITY	1.91 x 2.05	6.27 x 6.73
WC	1.1 x 2.58	3.61 x 8.47
GARAGE	5.97 x 6.14	19.6 x 20.14

FIRST FLOOR

	METRES	FEET/INCHES
BEDROOM ONE	4.13 x 3.73	13.55 x 12.24
ENSUITE	2.17 x 1.51	7.11 x 4.97
BEDROOM TWO	2.97 x 3.63	9.76 x 11.9
ENSUITE	1.5 x 2.21	4.92 x 7.26
BEDROOM THREE	3.45 x 3.63	11.32 x 11.9
BEDROOM FOUR	3.36 x 3.04	11.03 x 9.97
BATHROOM	1.94 x 1.96	6.37 x 6.43

TOTAL FLOOR AREA: 1572 sq.ft (146.1 sq.m) approx.

The illustration and dimensions shown are for a typical plot and not necessarily specific. Specification will vary from plot to plot Please contact Dewhurst Homes for detailed plans.

Benefits Include...

Beautifully designed contemporary kitchen with integrated branded appliances | 5 burner induction or 4 ring gas hob with extractor
 | Patio doors leading to fully fenced & turfed garden with patio | White Vitra sanitary ware with Hansgrohe (or equivalent) fittings |
 Porcelain tiling | Heated towel rails | White downlighters | Modern doors | White painted staircase with white handrails & newel posts |
 Neutral decor throughout | Security alarm | Smoke alarm | Fibre optic BT masterboxes | Front landscaping and turfing | Exterior lighting |
 Integral double garage | Private driveway | Electric vehicle charging provision |
 10 year warranty... and so much more.

[SEE NEW PARK GROUP SPECIFICATION SHEET FOR FULL DETAILS](#)

SITE MAP



THE WINDSOR

5 BED DETACHED HOUSE WITH INTEGRATED DOUBLE GARAGE (PLOTS 4, 6, 11 & 13)



THE BALMORAL

4 BED DETACHED HOUSE-WITH SEPARATE DOUBLE GARAGE (PLOTS 3, 10 & 14)



THE WHITEHALL

4 BED DETACHED HOUSE WITH SEPARATE DOUBLE GARAGE (PLOTS 8 & 16)



THE SANDRINGHAM

4 BED DETACHED HOUSE WITH SEPARATE DOUBLE GARAGE (PLOTS 7, 9 & 15)



THE LOWTHER

4 BED DETACHED HOUSE WITH INTEGRATED DOUBLE GARAGE (PLOTS 5 & 12)



Site map is indicative and for illustrative purposes only.







WHITTINGHAM PLACE

WHITTINGHAM LANE, BROUGHTON PR3 5EB

Appointments



DEWHURST HOMES

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GROUP