





*Computer-generated images, for illustration only. The exterior shows the same house type built at The Mulberries, Dudleston Heath. Interiors show The Sutton.*

# The Sutton

## 4 Bedroom | Detached House

House: 1,361 sq ft | 126 sq m
Garage: 238 sq ft | 22.1 sq m

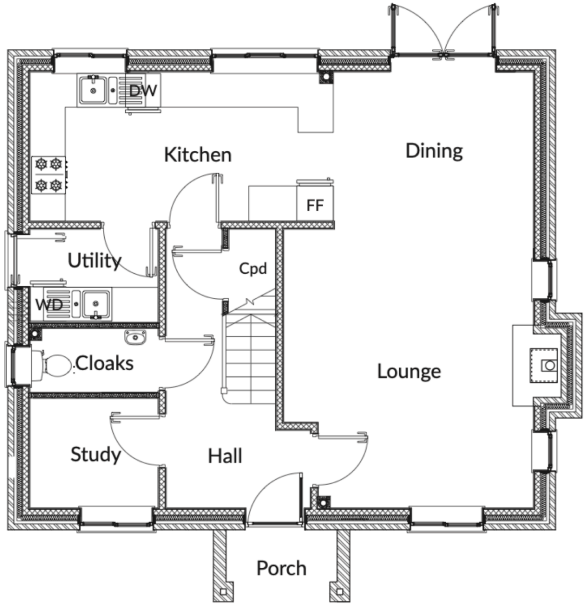
## A Spacious Four-Bedroom Home Designed for Modern Living.

With generous living spaces and a well-thought-out layout, The Sutton is a beautifully designed four-bedroom home that perfectly balances style and practicality.

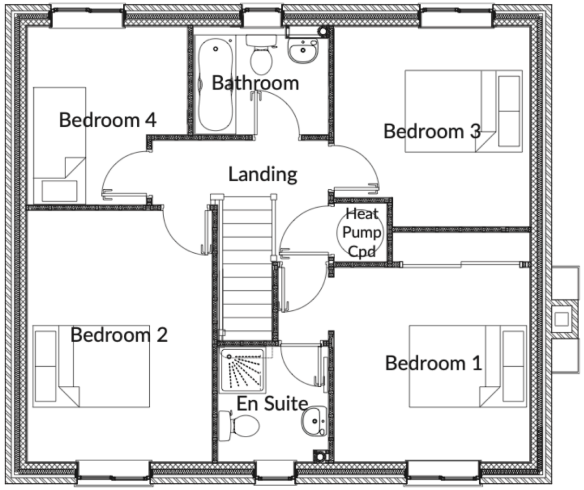
Step inside to a welcoming hallway leading to a bright and airy lounge, ideal for relaxation. The open-plan kitchen and dining area creates the perfect space for family life and entertaining, with French doors opening onto the garden patio. A separate utility room sits alongside for added convenience, a dedicated study provides a quiet retreat for home working, and a cloakroom/WC completes the thoughtfully designed ground floor.

Upstairs, four well-proportioned bedrooms offer ample space for growing families or guests. The master suite has its own elegant en-suite bathroom, providing a private sanctuary, while a stylish family bathroom serves the remaining bedrooms.

With its spacious layout, high-quality finishes, and practical features, The Sutton is a home designed for modern living, offering comfort, style, and space in equal measure.




Ground Floor




First Floor

| Room | Dimensions (m) | Dimensions (ft) |
|---|---|---|
| Hall | 4.8 x 2.5 | 15.7 x 8.2 |
| Study | 2.2 x 1.9 | 7.2 x 6.2 |
| Cloaks | 2.2 x 1.1 | 7.2 x 3.6 |
| Lounge | 4.9 x 4.2 | 16.1 x 13.8 |
| Dining | 3.4 x 2.5 | 11.2 x 8.2 |
| Kitchen | 5.2 x 2.5 | 17.1 x 8.2 |
| Utility | 2.2 x 1.6 | 7.2 x 5.2 |

| Room | Dimensions (m) | Dimensions (ft) |
|---|---|---|
| Bedroom 1 | 3.9 x 4.3 | 12.8 x 14.1 |
| En Suite | 1.9 x 2.0 | 6.2 x 6.6 |
| Bedroom 2 | 4.3 x 3.1 | 14.1 x 10.2 |
| Bedroom 3 | 3.3 x 3.4 | 10.8 x 11.2 |
| Bedroom 4 | 2.7 x 3.0 | 8.9 x 9.8 |
| Bathroom | 2.3 x 1.9 | 7.5 x 6.2 |

*Please note that this illustration is an example of this house type, all dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of all the illustrations and may be detached or semi-detached. Materials used may differ from plot to plot, including render, brick and roof tile colours. Detailed plans and specifications are available for inspection for each plot from our sales office and buyers must check their individual specifications prior to making a reservation.*

**Key**

DW, plumbing and space for dishwasher
FF, integrated fridge freezer
WD, space for freestanding washer dryer
Cpd, cupboard

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