



The Magnolia

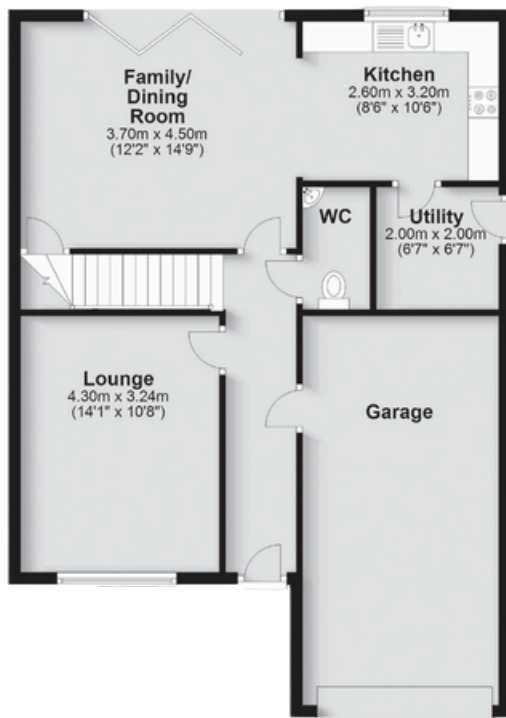
🏠 1275 sq ft 🛏 3 🚿 2

The Magnolia is a family-oriented home designed for comfortable modern living.

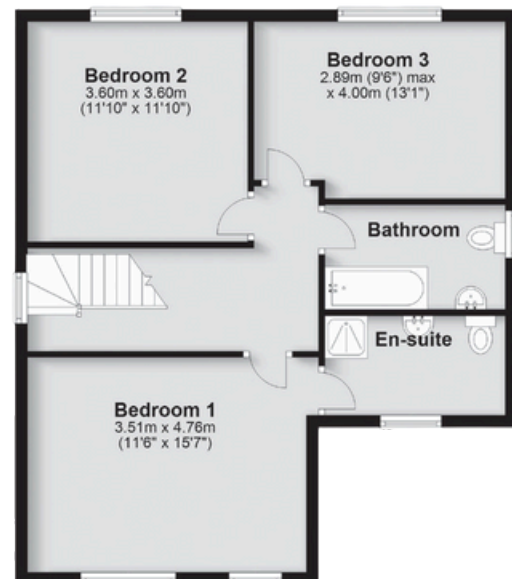
The ground floor features an open-plan family room with a fully equipped kitchen, seamlessly connected to the rear garden through bi-folding doors—ideal for indoor-outdoor living. Additional ground floor spaces include a separate lounge, a utility room, and a WC for added convenience.

Upstairs, the first floor offers a spacious master bedroom with an en-suite shower room, two further well-proportioned bedrooms, and a stylish family bathroom.





Ground Floor
Approx. 834.1 sq feet



First Floor
Approx. 658.1 sq feet

Included as standard

- Choice of quality fitted kitchen
- Integrated appliances
- Solid Oak doors on ground floor
- All floor coverings and carpets
- Landscaped gardens
- Fully fenced
- Outside water tap
- Energy efficient, zoned central heating
- Tiling of bathrooms
- 10 year NHBC Warranty
- Ultra-fast fiber broadband
- Security alarm
- Contemporary bath suite
- Paving for patio area
- Block paved drive
- BiFolding doors



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Get in touch today by calling 01377 253456 or email
sales@ullyotts.co.uk to book an appointment.

Some items shown 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. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. 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.