



4532 Wordsworth Avenue

SUTTON FIELDS

CELINA, TX 75009

BELLFLOWER IV FLOOR PLAN

4,226 SQUARE FEET	5 BEDROOMS	4.5 BATHROOMS	3 CAR GARAGE
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PRICED AT

\$901,736

\$744,000

MODEL HOME • 4520 WORDSWORTH AVENUE | PRIMROSE FE VI

Under Contract



The Bellflower IV in Sutton Fields delivers 5 bedrooms, 4.5 baths, and a 3-car garage with cedar garage doors in a spacious two-story layout designed to stand out. A light brick exterior with stone accents creates a clean, timeless look from the start. An open dining area connects to the family room, highlighted by a tile-to-ceiling fireplace. The staircase features spindle railing and an open overlook for a more connected layout. The kitchen is designed to impress, with cabinetry extended to the ceiling for added storage and visual impact. Built-in details include a convenient trash can pull-out, and the layout keeps prep space efficient and accessible. 2-inch faux wood blinds throughout the home provide a finished, move-in ready touch. On the first floor, you'll find thoughtfully arranged living spaces, including a private study near the entry that offers a quiet place to work or read, along with a secondary bedroom featuring its own ensuite bath and walk-in closet. A built-in mud bench and upper cabinets in the utility room add practical storage to help keep everyday life organized. Upstairs, the home truly expands. A spacious game room includes charming window seats, creating a cozy spot to relax. Double doors enclose the media room for a more private entertainment setting. The private in-law suite is thoughtfully designed with 2 walk-in closets and a full bath featuring dual sinks, a tub, and a separate shower, offering comfort and independence for extended family or long-term guests. Located in Sutton Fields, residents enjoy pools, an amenity center, open green space, ponds, playgrounds, trails, a tennis court, and the convenience of an onsite Prosper ISD elementary school. Visit Sutton Fields to learn more about the Bellflower IV today!



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