



4532 Wordsworth Avenue

SUTTON FIELDS

CELINA, TX 75009

BELLFLOWER IV FLOOR PLAN

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

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!



Document generated Jun 21, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.