

# HAWTHORN RISE











WINDSOR AVENUE, NEWTON ABBOT, DEVON



A FANTASTIC DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

# HAWTHORN RISE

## DEVELOPMENT LAYOUT

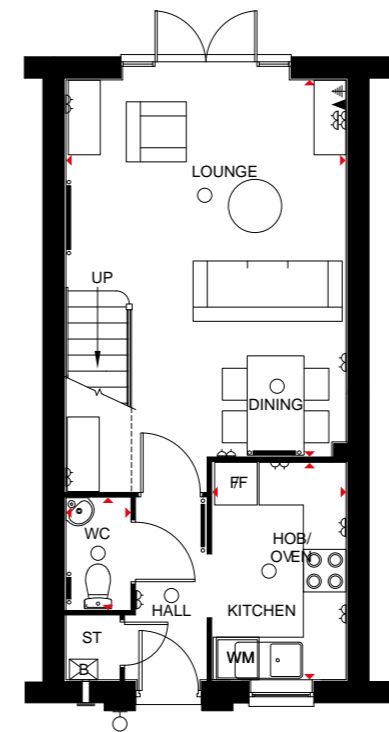
- |   |   |  |
|---|---|--|
|  Tiverton<br>2 Bedroom Home  |  Morpeth<br>3 Bedroom Home   |  Heathfield<br>4 Bedroom Home |
|  Falmouth<br>3 Bedroom Home  |  Farington<br>3 Bedroom Home |  Affordable Housing           |
|  Barwick<br>3 Bedroom Home   |  Thornbury<br>4 Bedroom Home |  |
|  Dartmouth<br>3 Bedroom Home |  Lincoln<br>4 Bedroom Home   |  |





## TIVERTON 2 BEDROOM HOME

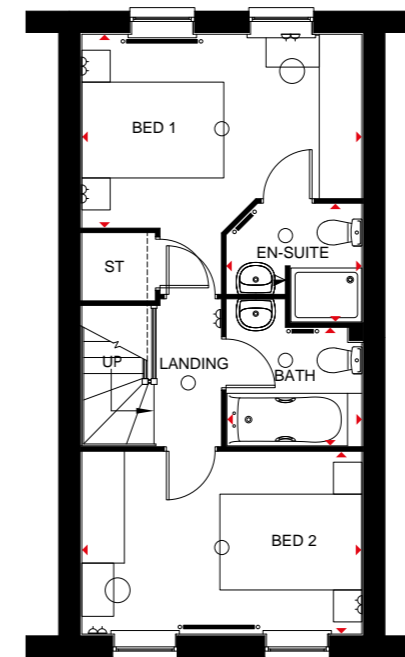
- A beautifully presented 2 bedroom home featuring open-plan lounge with dining area and French doors opening onto the rear garden
- A contemporary kitchen
- First floor offers 2 double bedrooms, en suite to master bedroom and family bathroom fitted with contemporary sanitaryware



### Ground Floor

Lounge/Dining	5300 x 3945mm	17'5" x 12'11"
Kitchen	3063 x 1880mm	10'1" x 6'2"
WC	1575 x 904mm	5'2" x 3'0"

[Approximate dimensions]



### First Floor

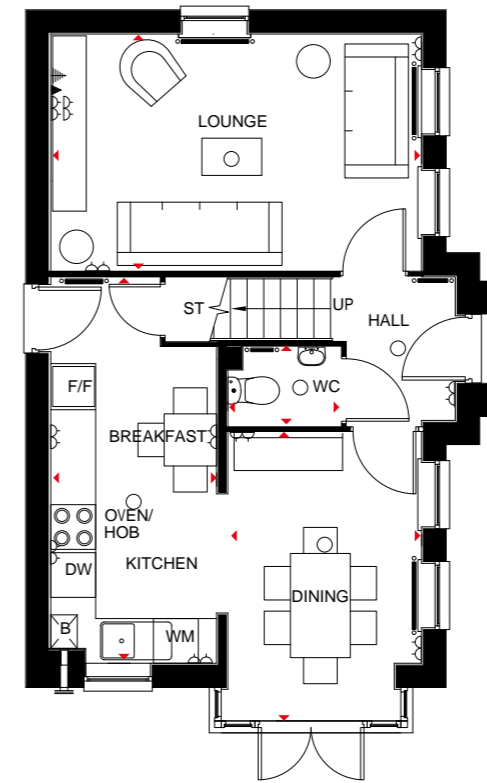
Bedroom 1	3945 x 2719mm	12'11" x 8'11"
En Suite	1901 x 1661mm	6'3" x 5'5"
Bedroom 2	3945 x 2564mm	12'11" x 8'5"
Bathroom	1901 x 1658mm	6'3" x 5'5"

[Approximate dimensions]



## MORPETH 3 BEDROOM HOME

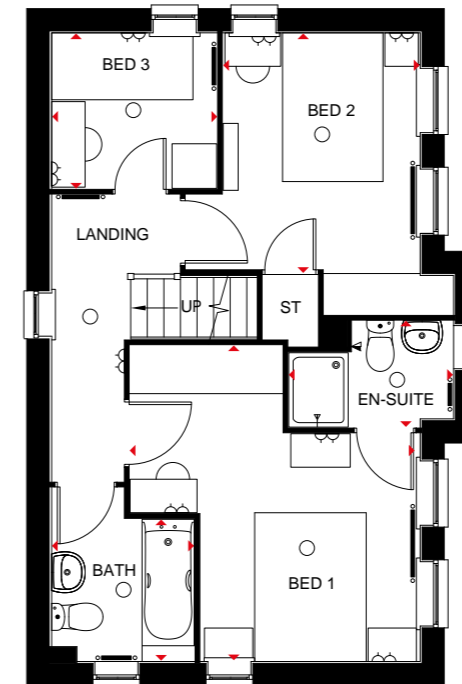
- A delightful 3 bedroom family home boasting free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom and family bathroom



### Ground Floor

Lounge	4965 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4965 x 3174mm	16'3" x 10'5"
WC	910 x 1928mm	3'0" x 6'4"

[Approximate dimensions]



### First Floor

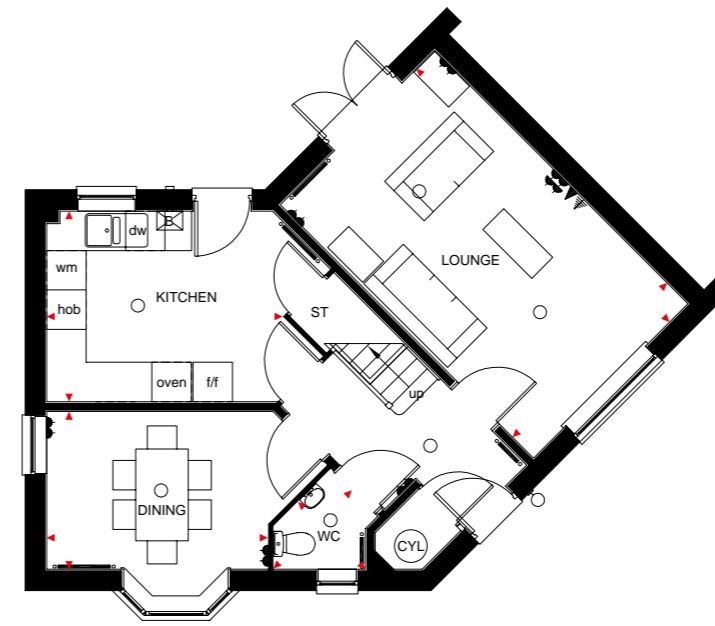
Bedroom 1	4248 x 3900mm	13'11" x 12'10"
En Suite	2218 x 1427mm	7'3" x 4'8"
Bedroom 2	3174 x 2648mm	10'5" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1927 x 1913mm	6'4" x 6'3"

[Approximate dimensions]

## THREE BEDROOM HOME



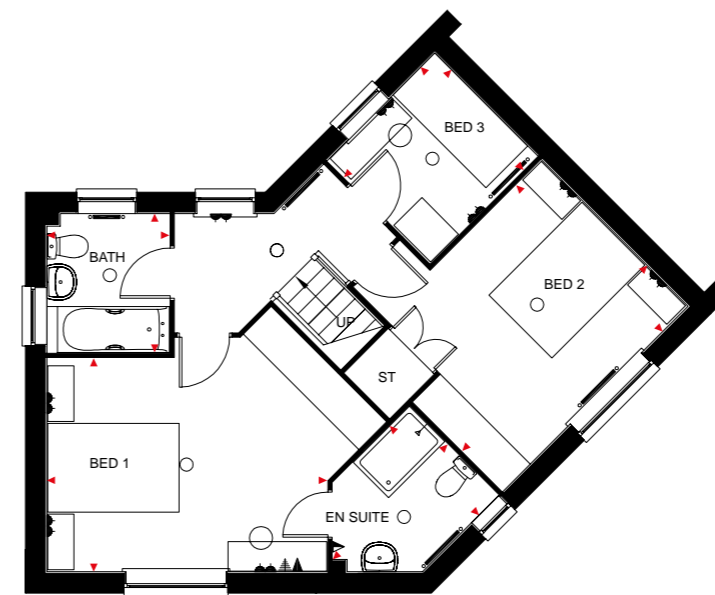
- An exceptional three bedroom home
- The ground floor offers a contemporary kitchen, a separate dining room. Adjacent to the kitchen and dining room a spacious lounge can be found
- The first floor offers a master bedroom with en suite and two further bedrooms with a family bathroom



### Ground Floor

Lounge	3322 x 5450mm	10'10" x 17'10"
Dining	3364 x 2400mm	11'0" x 7'10"
Kitchen	3590 x 2900mm	11'9" x 9'6"
WC	1688 x 1452mm	5'6" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	4262 x 3250mm	13'11" x 10'7"
En suite	2471 x 1922mm	8'1" x 6'3"
Bedroom 2	3985 x 3149mm	13'0" x 10'3"
Bedroom 3	2313 x 2213mm	7'7" x 7'3"
Bathroom	1862 x 2112mm	6'1" x 6'11"

(Approximate dimensions)



## HEATHFIELD 4 BEDROOM HOME

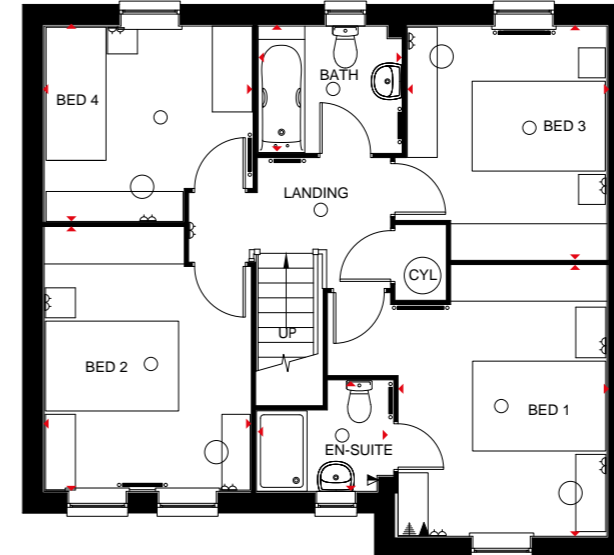
- An exceptional 4 bedroom detached home offering family kitchen, utility room and dining room with full height glazed bay leading onto the rear garden
- Ground floor also has comfortable lounge with bay window
- First floor features 3 double bedrooms with en suite to master bedroom, 1 single bedroom and family bathroom
- This delightful home also comes with an integral garage



### Ground Floor

Lounge	4902 x 3314mm	16'1" x 10'10"
Kitchen	2676 x 2462mm	8'9" x 8'1"
Dining Area	4527 x 2719mm	14'10" x 8'11"
Utility	2033 x 1591mm	6'8" x 5'3"
WC	1607 x 975mm	5'3" x 3'2"
Garage	6000 x 2988mm	19'8" x 9'10"

(Approximate dimensions)



### First Floor

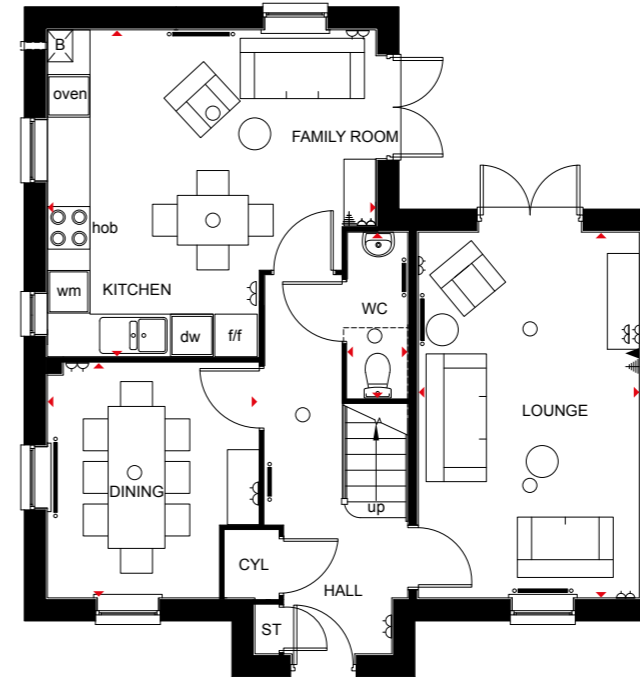
Bedroom 1	4070 x 3127mm	13'4" x 10'3"
En Suite	2051 x 1663mm	6'9" x 5'5"
Bedroom 2	3967 x 3100mm	13'0" x 10'2"
Bedroom 3	3507 x 2999mm	11'6" x 9'10"
Bedroom 4	3125 x 2928mm	10'3" x 9'7"
Bathroom	2138 x 1901mm	7'0" x 6'3"

(Approximate dimensions)



## LINCOLN 4 BEDROOM HOME

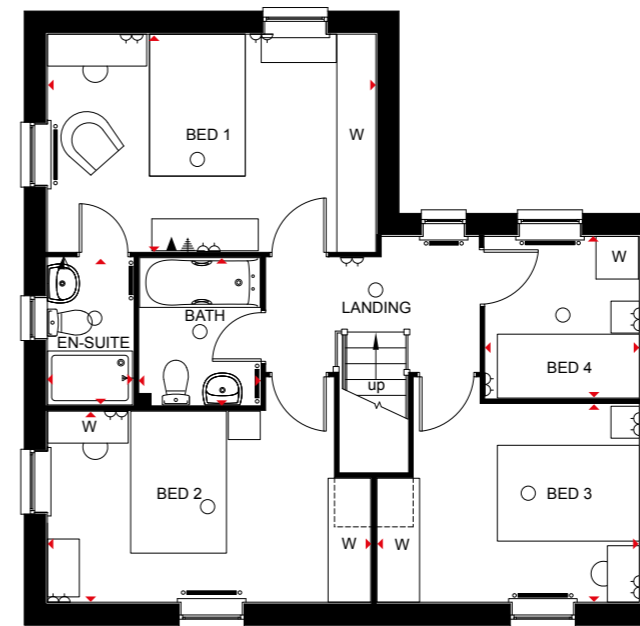
- A beautifully presented 4 bedroom home featuring open-plan kitchen with breakfast and family areas and French doors leading to the garden
- Separate dual aspect dining room and lounge with French doors leading to the garden
- The first floor boasts master bedroom with en suite shower room, 2 further double bedrooms, 1 single bedroom and family bathroom



### Ground Floor

Kitchen	4628 x 4605mm	15'2" x 15'1"
Family Room		
Dining Room	3310 x 2974mm	10'10" x 9'9"
Lounge	5153 x 3113mm	16'11" x 10'3"
WC	2363 x 838mm	7'9" x 2'9"

[Approximate dimensions]



### First Floor

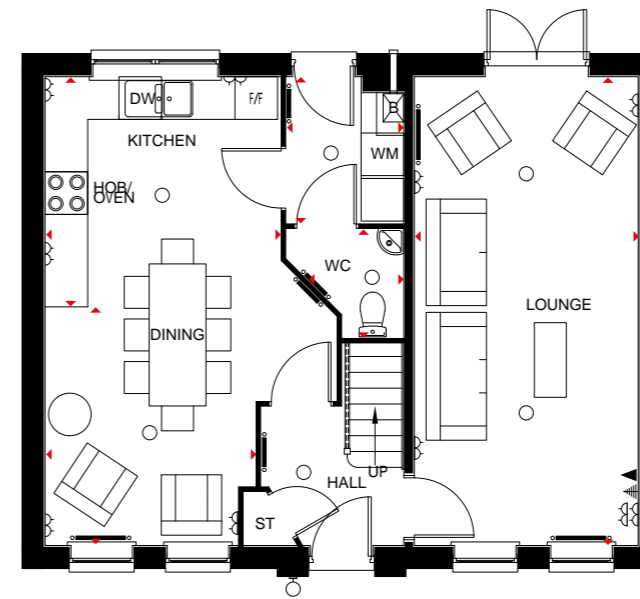
Bedroom 1	4628 x 3062mm	15'2" x 10'1"
En Suite	2075 x 1211mm	6'10" x 4'0"
Bedroom 2	4556 x 2691mm	14'11" x 8'10"
Bedroom 3	3697 x 2788mm	12'2" x 9'2"
Bedroom 4	2167 x 2277mm	7'1" x 7'6"
Bathroom	2075 x 1700mm	6'10" x 5'7"

[Approximate dimensions]



## THORNBURY 4 BEDROOM HOME

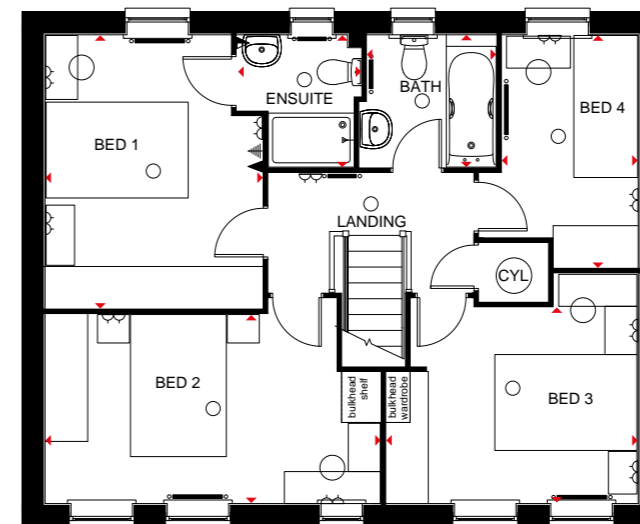
- A beautifully presented 4 bedroom home featuring dual aspect lounge with French doors opening onto the rear garden
- Ground floor also boasts large open-plan kitchen with dining area
- First floor offers 3 double bedrooms with an en suite shower room to the master bedroom, 1 single bedroom and family bathroom



### Ground Floor – Open Plan Layout

Kitchen	3312 x 3242mm	10'10" x 10'8"
Utility	2060 x 1649mm	6'9" x 5'5"
Dining	3359 x 2958mm	11'0" x 9'8"
Lounge	6600 x 3150mm	21'8" x 10'4"
WC	1524 x 1251mm	5'0" x 4'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3850 x 3013mm	12'8" x 9'11"
En Suite	1707 x 1864mm	5'7" x 6'1"
Bedroom 2	4720 x 2663mm	15'6" x 8'9"
Bedroom 3	3542 x 2758mm	11'7" x 9'1"
Bedroom 4	3275 x 1913mm	10'9" x 6'3"
Bathroom	1863 x 1855mm	6'1" x 6'1"

(Approximate dimensions)



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