ELBA PARK

HOUGHTON-LE-SPRING

EXPERIENCE

THE DAVID WILSON DIFFERENCE

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.

DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE,

QUALITY

AND SPACE

Our homes at Elba Park provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a master bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

ELBA PARK
HOUGHTON-LE-SPRING

- **Aldred** 2 bedroom semi-detached/ terraced home
- **Anker** 2 bedroom flat above garage
- **Lindisfarne** 2 bedroom semi-detached home
- **Lumley** 2 bedroom semi-detached/ terraced home
- **Bowlee** 3 bedroom semi-detached home
- **Dere** 3 bedroom detached/ semi-detached home
- **Gibson** 3 bedroom townhouse
- **Penshaw** 3 bedroom detached/ semi-detached home
- **Wear** 3 bedroom semi-detached/ terraced home
- **Woodstone** 3 bedroom townhouse
- **Beamish** 4 bedroom terraced home
- **Binchester** 4 bedroom detached/ semi-detached home
- **Bowes** 4 bedroom detached home
- **Finchdale** 4 bedroom terraced home
- **Hackworth** 4 bedroom semi-detached home
- **Auckland** 5 bedroom detached home
- **Raby** 5 bedroom detached home
- **Show Homes & Marketing Suite**
- * **Maintains Traditional Elevations**

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DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Elba Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE ANKER

TWO BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Anker is a beautiful two bedroom home. The Juliet balcony creates a stunning light filled lounge/dining area. The kitchen includes fully fitted units and breakfast area. This fantastic home is completed by one double bedroom, one single bedroom,the family bathroom and a single garage.

DAVID WILSON HOMES

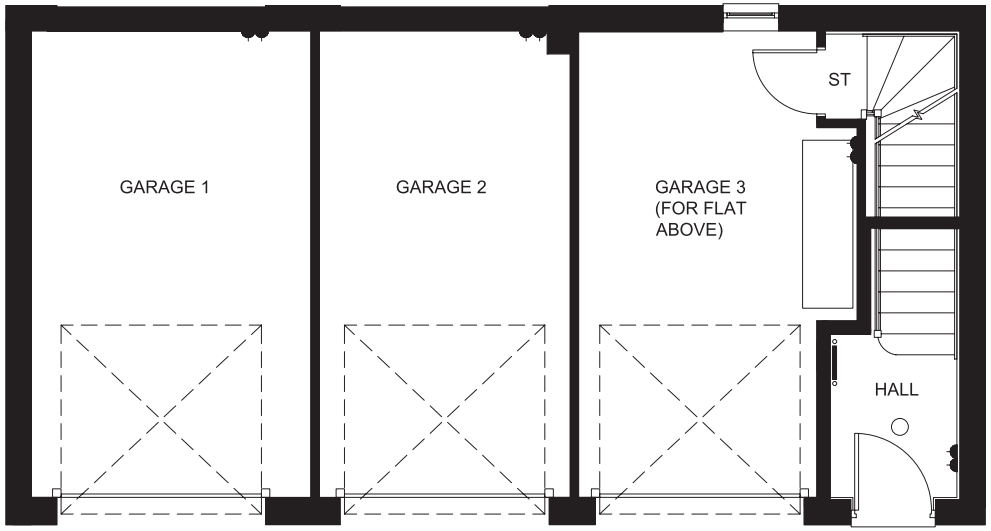
WHERE QUALITY LIVES

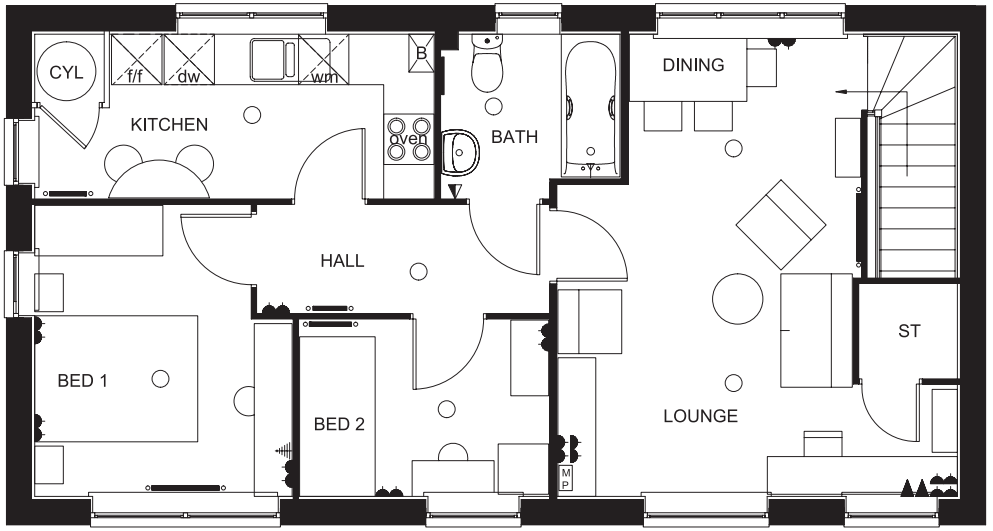
THE ANKER

TWO BEDROOM HOME

Key

○ Light fitting	◄ Telephone outlet point	Media plate	Towel radiator	B Boiler	CYL Cylinder	wm Washing machine space
◄ Electric socket	T.V. aerial socket	Radiator	◄ Shaver socket	ST Store	f/f Fridge/freezer space	dw Dishwasher space





Ground Floor

Garage 1	3250 x 5501 mm	10'8" x 18'0"
Garage 2	2938 x 5501 mm	9'7" x 18'0"
Garage 3	2787 x 5501 mm	9'1" x 18'0"
Garage 3 store	2181 x 1486 mm	7'1" x 4'10"

First Floor

Lounge	5528 x 4650 mm	18'1" x 15'3"
Kitchen	3750 x 2000 mm	12'3" x 6'6"
Bedroom 1	3453 x 3243 mm	11'3" x 10'7"
Bedroom 2	2600 x 2200 mm	8'6" x 7'2"
Bathroom	2000 x 2000 mm	6'6" x 6'6"

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THE LINDISFARNE

TWO BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Lindisfarne is a beautifully designed, two bedroom home. It features a fantastic open-plan living and dining area with French doors that lead to the rear garden offering lots of light and space. The kitchen and WC are also located on the ground floor. The first floor has two spacious double bedrooms, both with two feature windows, a good-sized family bathroom and storage cupboard.

DAVID WILSON HOMES

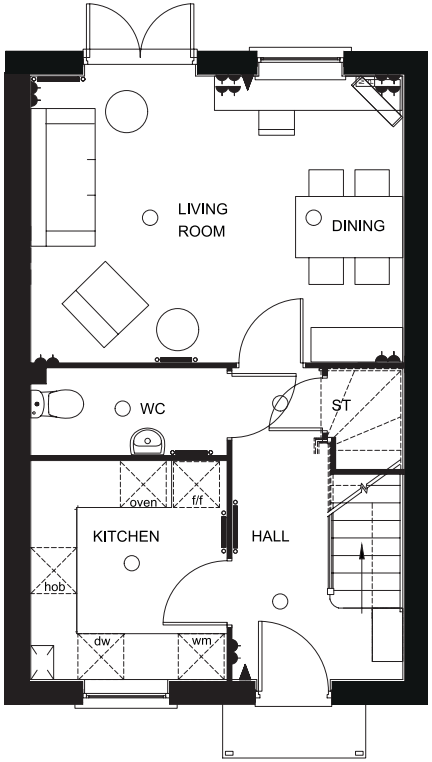
WHERE QUALITY LIVES

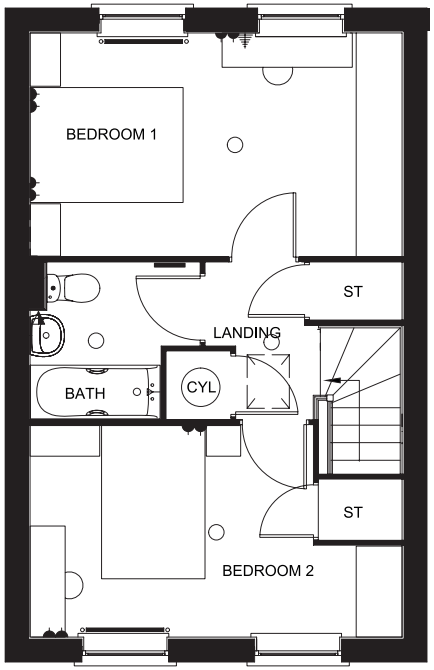
THE LINDISFARNE

TWO BEDROOM HOME

Key

○	Light fitting	◄	Telephone outlet point		Media plate		Towel radiator	B	Boiler	CYL	Cylinder	wm	Washing machine space
◄	Electric socket		T.V. aerial socket		Radiator	◄	Shaver socket	ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space





Ground Floor

Living Room/Dining	4860 x 3750 mm	15'11" x 12'3"
Kitchen	2550 x 2690 mm	8'4" x 8'9"
WC	1950 x 1300 mm	6'4" x 4'3"

First Floor

Bedroom 1	4860 x 2940 mm	15'11" x 9'7"
Bedroom 2	4860 x 2800 mm	15'11" x 9'2"
Bathroom	2000 x 2350 mm	6'6" x 7'8"

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THE DERE

FOUR BEDROOM HOME

Individual plots may vary, please speak to the Sales Advisor

The Dere is a three bedroom luxury home. The open-plan kitchen/dining/family area offers a great space to eat and entertain for all the family. The ground floor is complete with a WC and seperate living space accessed from the delightful entrance hall. The first floor consists of the master bedroom and its seperate dressing room and en suite. There are two further bedrooms and a family bathroom.

DAVID WILSON HOMES

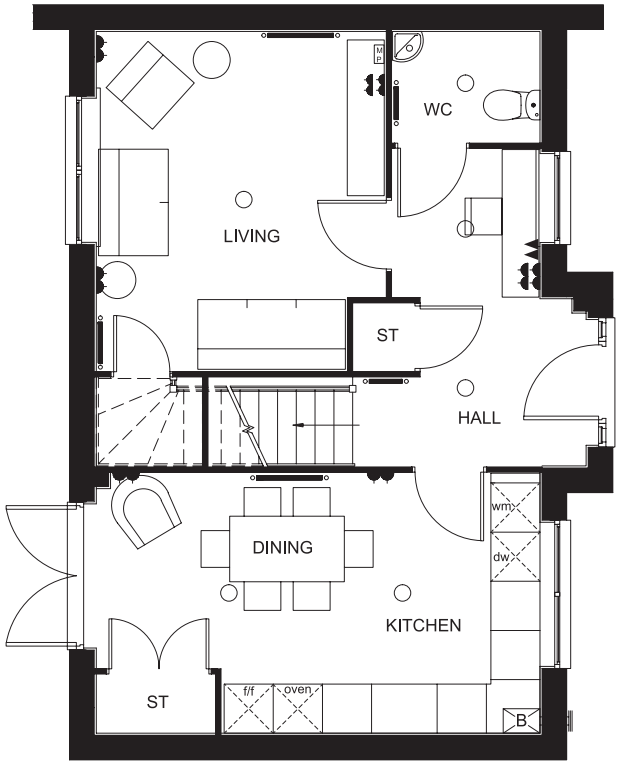
WHERE QUALITY LIVES

THE DERE

FOUR BEDROOM HOME

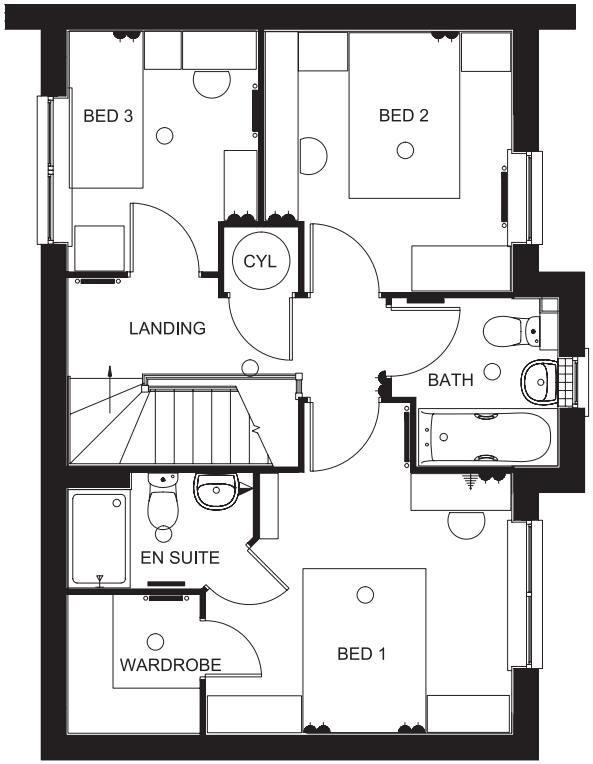
Key

Light fitting	Telephone outlet point	Media plate	Towel radiator	B Boiler	CYL Cylinder	wm Washing machine space
Electric socket	T.V. aerial socket	Radiator	Shaver socket	ST Store	f/f Fridge/freezer space	dw Dishwasher space



Ground Floor

Living	4165 x 3500 mm	13'7" x 11'5"
Kitchen/Dining	5415 x 3112 mm	17'9" x 10'2"
WC	1800 x 1300 mm	5'10" x 4'3"



First Floor

Bedroom 1	4000 x 4000 mm	13'1" x 13'1"
En suite	2250 x 1400 mm	7'4" x 4'7"
Bedroom 2	3187 x 3040 mm	10'5" x 9'11"
Bedroom 3	2300 x 2900 mm	7'6" x 9'6"
Bathroom	2040 x 2000 mm	6'8" x 6'6"

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THE GIBSON

THREE BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Gibson is a three bedroom home with stunning living spaces across three floors. The professionally designed kitchen comes complete with a breakfast area, while the beautiful open-plan living/dining area has French doors leading into the rear garden. There are two bedrooms and a family bathroom on the first floor, while the top floor holds the luxurious master bedroom and en suite.

DAVID WILSON HOMES

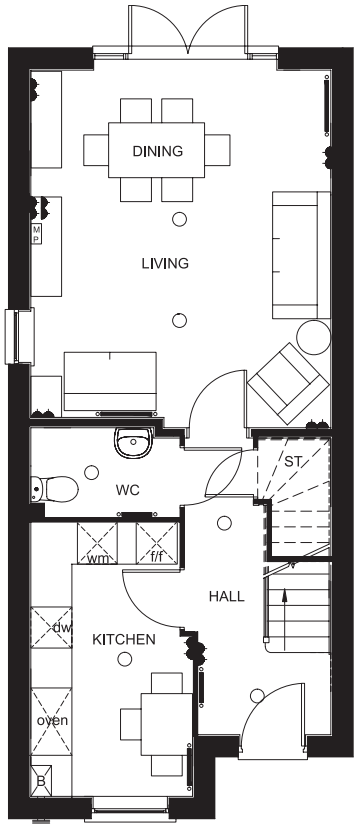
WHERE QUALITY LIVES

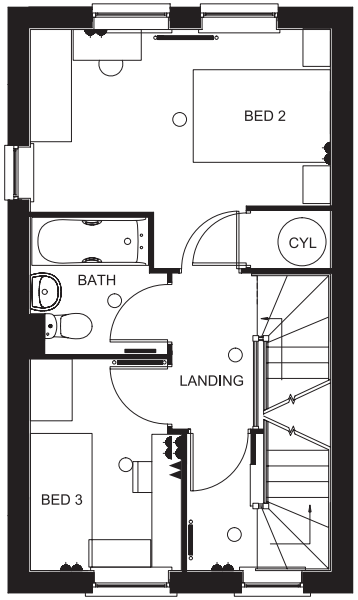
THE GIBSON

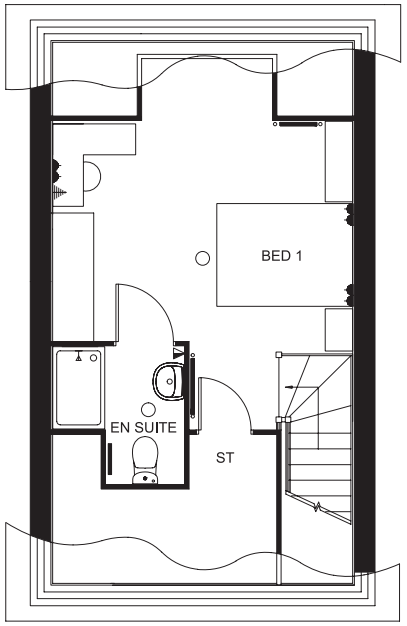
THREE BEDROOM HOME

Key

○	Light fitting	◄	Telephone outlet point		Media plate		Towel radiator	B	Boiler	CYL	Cylinder	wm	Washing machine space
◄	Electric socket		T.V. aerial socket		Radiator	◄	Shaver socket	ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space







Ground Floor

Living/Dining	4375 x 5214 mm	14'4" x 17'1"
Kitchen	2358 x 3975 mm	7'8" x 13'0"
WC	1288 x 2150 mm	4'2" x 7'0"

First Floor

Bedroom 2	3463 x 4375 mm max's	11'4" x 14'4" max
Bedroom 3	3062 x 2190 mm	10'0" x 7'2"
Bathroom	1963 x 1976 mm	6'5" x 6'5"

Second Floor

Bedroom 1	5390 x 4375 mm max's	17'8" x 14'4" max
En suite	1980 x 1890 mm	6'6" x 6'2"

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THE PENSHAW

THREE BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Penshaw is a beautiful three bedroom home with exquisite living spaces throughout. The ground floor has a light and airy lounge, and a kitchen/ dining area with high-quality units and French doors to the rear garden. The first floor has two generous bedrooms, family bathroom and a master bedroom with en suite. There is an office area on the landing, and a single garage.

DAVID WILSON HOMES

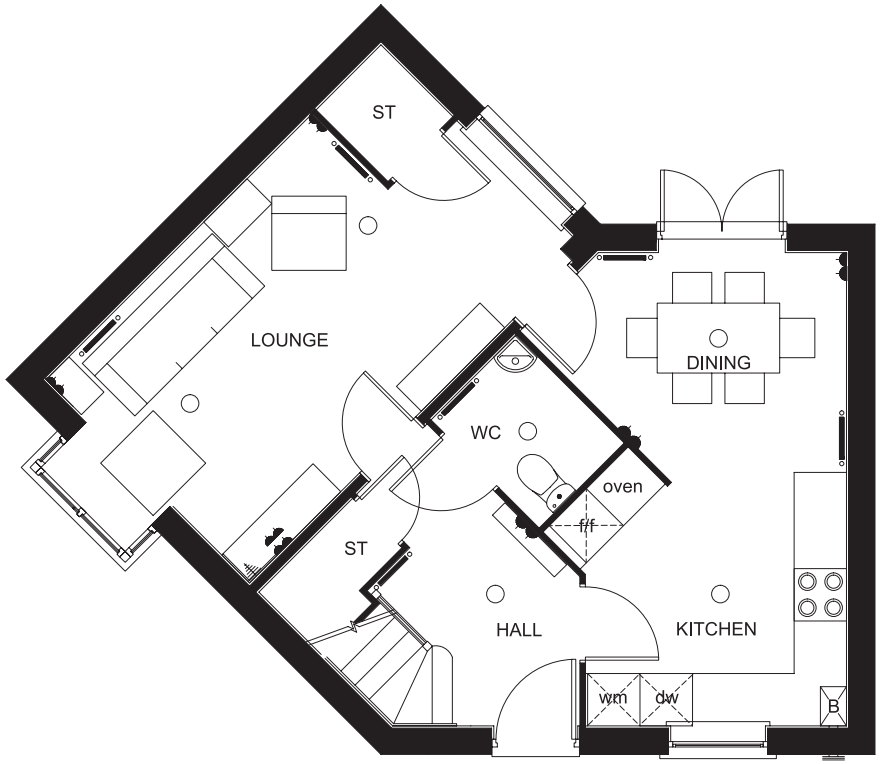
WHERE QUALITY LIVES

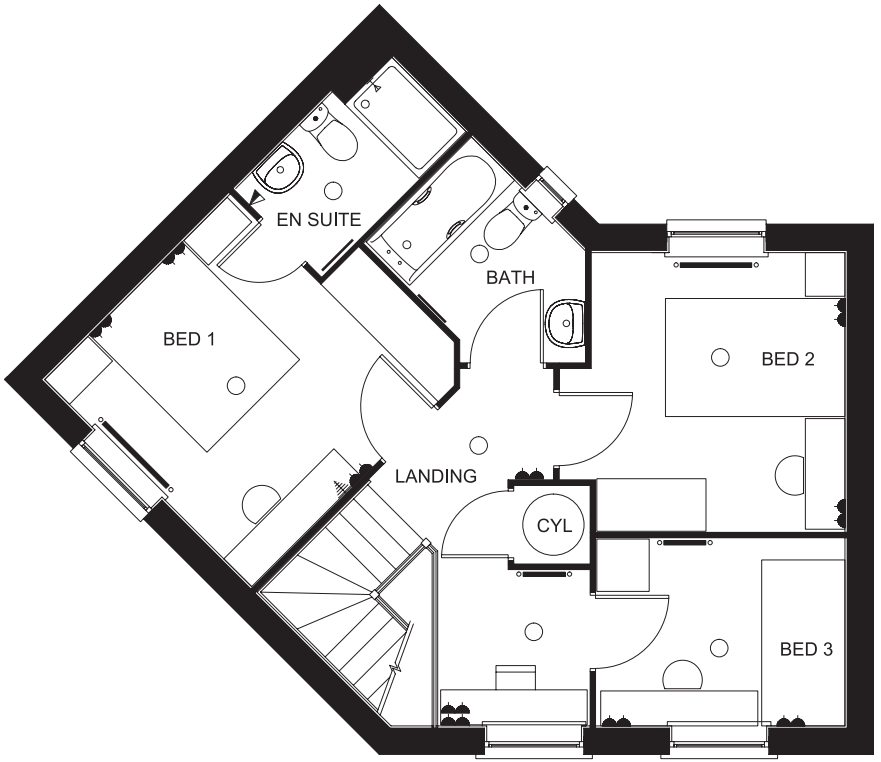
THE PENSHAW

THREE BEDROOM HOME

Key

○	Light fitting		T.V. aerial socket		Towel radiator	B	Boiler	CYL	Cylinder	wm	Washing machine space
	Electric socket		Radiator		Shaver socket	ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space





Ground Floor

Lounge	5415 x 3240 mm	17'9" x 10'7"
Kitchen/Dining	2915 x 5415 mm	9'6" x 17'9"
WC	1350 x 1800 mm	4'5" x 5'10"

First Floor

Bedroom 1	3315 x 3640 mm	10'10" x 11'11"
En suite	2400 x 1450 mm	7'6" x 4'6"
Bedroom 2	3250 x 3240 mm	10'7" x 10'7"
Bedroom 3	2850 x 21090 mm	9'4" x 6'11"
Bathroom	1750 x 2715 mm	5'8" x 8'10"

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THE WEAR

THREE BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

This beautiful home offers a fantastic kitchen with breakfast area, a light and airy living room with dining area and French doors to the garden. There is also a WC and storage cupboard on the ground floor. The first floor has three bedrooms, the master bedroom benefitting from an en suite, the family bathroom and storage cupboard.

DAVID WILSON HOMES

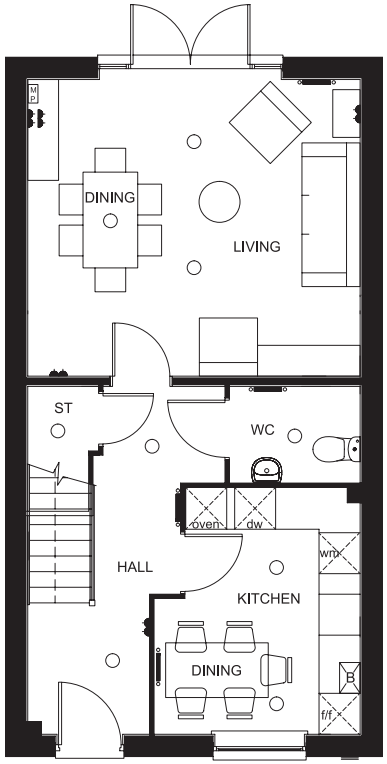
WHERE QUALITY LIVES

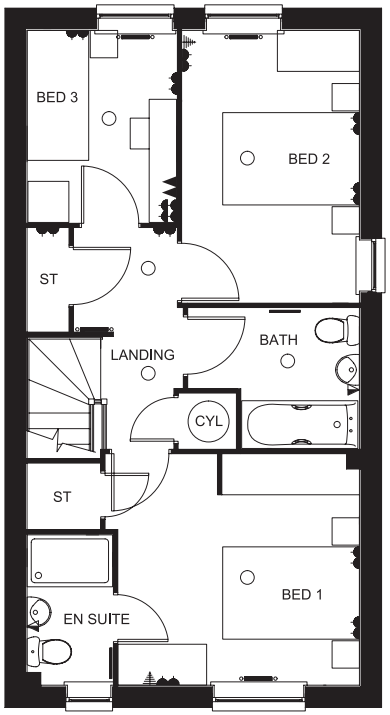
THE WEAR

THREE BEDROOM HOME

Key

Light fitting	Telephone outlet point	Media plate	Towel radiator	B Boiler	CYL Cylinder	wm Washing machine space
Electric socket	T.V. aerial socket	Radiator	Shaver socket	ST Store	f/f Fridge/freezer space	dw Dishwasher space





Ground Floor

Living/Dining	4860 x 4403 mm	15'11" x 14'5"
Kitchen	2950 x 3600 mm	9'8" x 11'9"
WC	1350 x 1900 mm	4'5" x 6'2"

First Floor

Bedroom 1	3750 x 3400 mm	12'3" x 11'1"
En suite	1250 x 2200 mm	4'1" x 7'2"
Bedroom 2	2600 x 3978 mm	8'6" x 13'1"
Bedroom 3	2185 x 2900 mm	7'2" x 9'5"
Bathroom	2025 x 2500 mm	6'7" x 8'2"

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THE WOODSTONE

THREE BEDROOM HOME

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The Woodstone is a three bedroom home with stunning living spaces across three floors. The professionally designed kitchen comes complete with breakfasting area, while the beautiful open-plan living/dining area has French doors leading to the rear garden. There are two bedrooms and a family bathroom on the first floor, and the top floor holds the luxurious master bedroom and en suite.

DAVID WILSON HOMES

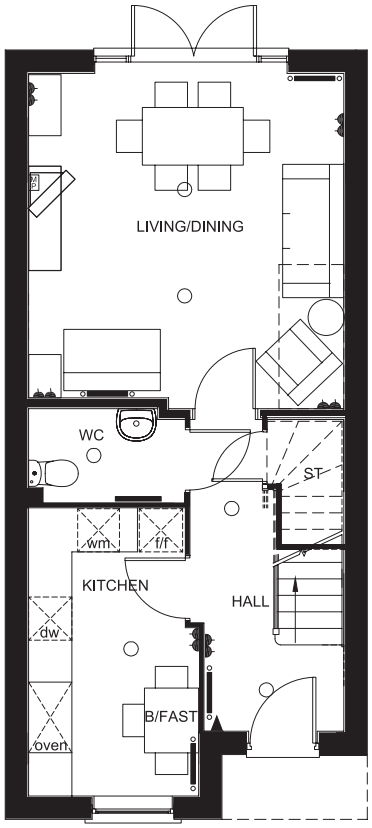
WHERE QUALITY LIVES

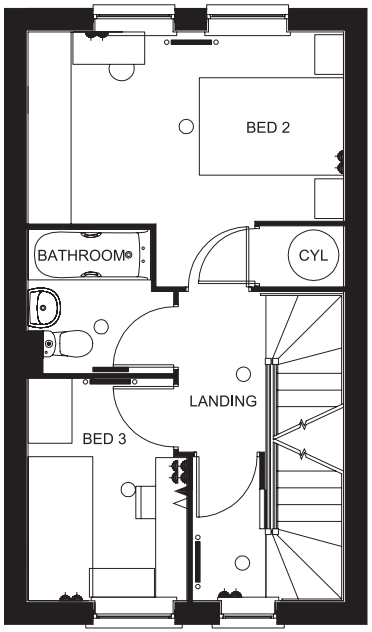
THE WOODSTONE

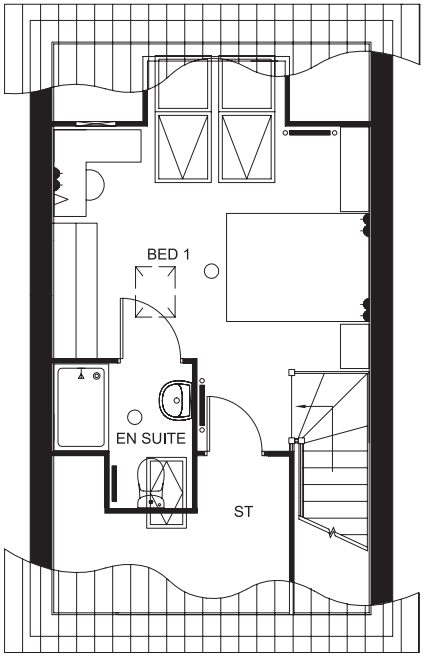
THREE BEDROOM HOME

Key

○ Light fitting	◄ Telephone outlet point	Radiator	◄ Shaver socket	ST Store	f/f Fridge/freezer space
Electric socket	T.V. aerial socket	Towel radiator	B Boiler	CYL Cylinder	dw Dishwasher space







Ground Floor

Living/Dining	4635 x 4375 mm	15'2"x 14'4"
Kitchen	4000 x 2380 mm	13'1" x 7'9"
WC	2000 x 1300 mm	6'6" x 4'3"

First Floor

Bedroom 2	4375 x 3485 mm	14'2" x 11'5"
Bedroom 3	3100 x 2285 mm	10'2" x 7'5"
Bathroom	2000 x 2000 mm	6'6" x 6'6"

Second Floor

Bedroom 1	6130 x 4125 mm	20'1" x 13'6"
En Suite	2000 x 2000 mm	6'6" x 6'6"

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THE BEDE

FOUR BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Bede is a four bedroom, three-storey home with drive through car port. The ground floor accommodation comprises of a high quality open-plan fitted kitchen and dining area leading to a relaxed family area, utility room and useful WC facility. Upstairs there is a second living area plus two double bedrooms with en suite bathrooms, a further two bedrooms and a family bathroom.

DAVID WILSON HOMES

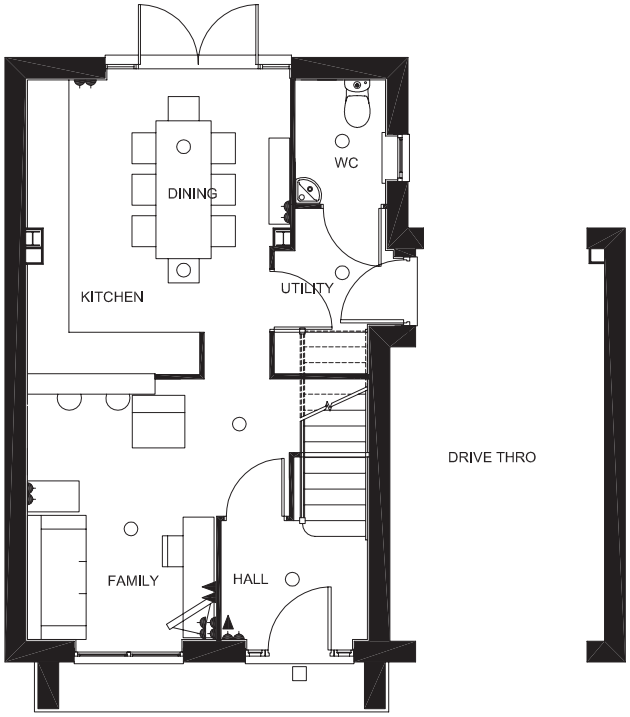
WHERE QUALITY LIVES

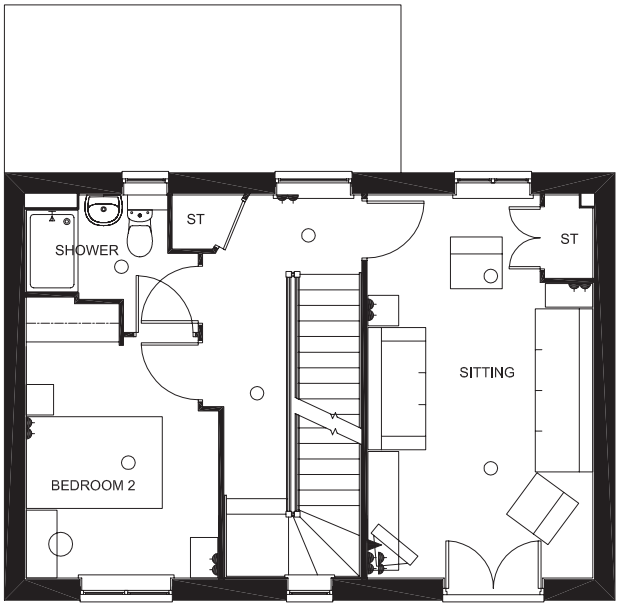
THE BEDE

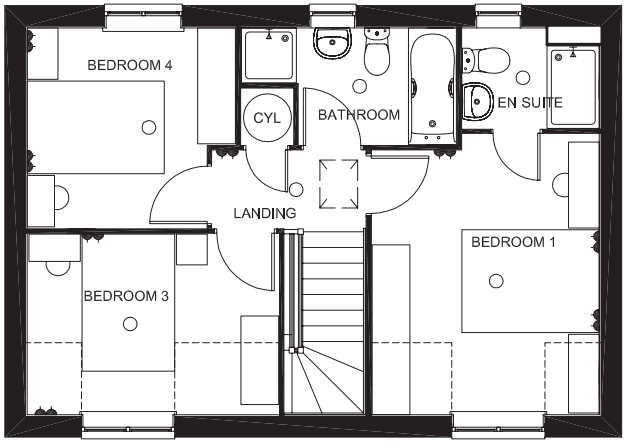
FOUR BEDROOM HOME

Key

○	Light fitting	◄	Telephone outlet point	CYL	Cylinder
◄	Electric socket	ST	Store		







Ground Floor

Family	3800 x 3780 mm max	12'5" x 12'4"
Kitchen/Dining	3814 x 4272 mm max	12'6" x 14'0"
Utility	1751 x 2406 mm max	5'8" x 7'10"
WC	1313 x 1803 mm	4'3" x 5'10"

First Floor

Bedroom 2	2831 x 4039 mm max	9'3" x 13'3"
Shower	2531 x 2024 mm max	8'3" x 6'7"
Sitting	3324 x 5640 mm	10'3" x 13'3"

Second Floor

Bedroom 1	3324 x 4102 mm max	10'10" x 13'5"
En suite	2005 x 1475 mm	6'6" x 4'10"
Bedroom 3	3678 x 2649 mm	12'0" x 8'8"
Bedroom 4	3049 x 2928 mm	10'0" x 9'7"
Bathroom	3134 x 1700 mm max	10'3" x 5'6"

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THE BINCHESTER

FOUR BEDROOM HOME

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The Binchester is a four bedroom family home which features an open-plan kitchen/dining and family area for a more relaxed way of living. There is also a useful WC facility, utility room and a spacious lounge.

The first floor accommodation comprises the master bedroom with en suite bathroom, plus a further three bedrooms and a family bathroom.

DAVID WILSON HOMES

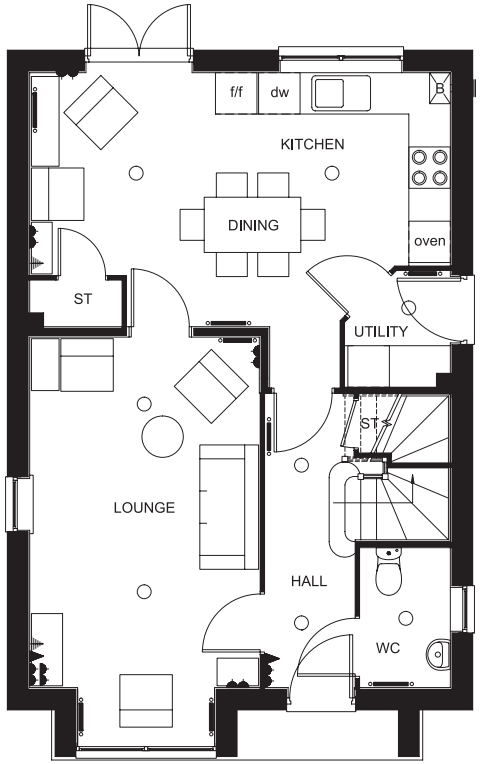
WHERE QUALITY LIVES

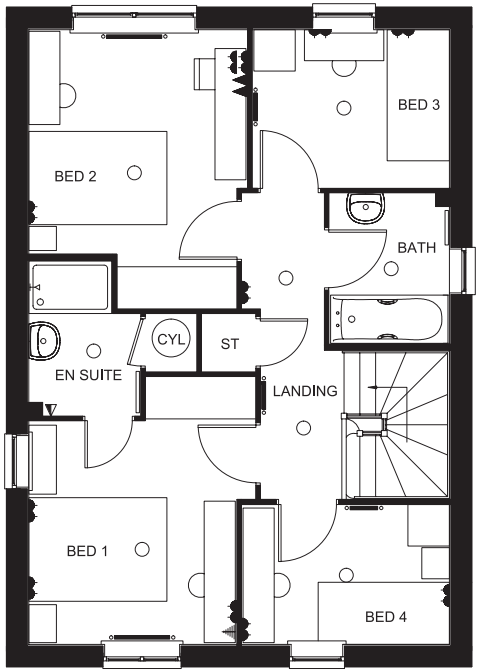
THE BINCHESTER

FOUR BEDROOM HOME

Key

Light fitting	Telephone outlet point	Radiator	Shaver socket	ST Store	f/f Fridge/freezer space
Electric socket	T.V. aerial socket	Towel radiator	B Boiler	CYL Cylinder	dw Dishwasher space





Ground Floor

Lounge	3350 x 5650 mm	10'1" x 18'6"
Kitchen	4235 x 3415 mm	13'10" x 11'2"
Dining	3780 x 2600 mm	12'4" x 8'6"
Utility	1550 x 1650 mm	5'1" x 5'9"
WC	2000 x 1300 mm	6'6" x 4'3"

First Floor

Bedroom 1	3300 x 3800 mm	10'9" x 12'5"
En suite	1350 x 2300 mm	4'5" x 7'6"
Bedroom 2	3215 x 4025 mm	10'6" x 13'2"
Bedroom 3	2800 x 2035 mm	9'2" x 6'8"
Bedroom 4	3000 x 2000 mm	9'10" x 6'6"
Bathroom	2200 x 1750 mm	7'2" x 5'8"

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THE BOWES

FOUR BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Bowes is a generous four bedroom family home offering a study and lounge to the front of the house and a spacious kitchen with a dining area and adjoining utility to the rear. Upstairs, the master bedroom has an en suite bathroom and there are two further double bedrooms as well as a single and a family bathroom.

DAVID WILSON HOMES

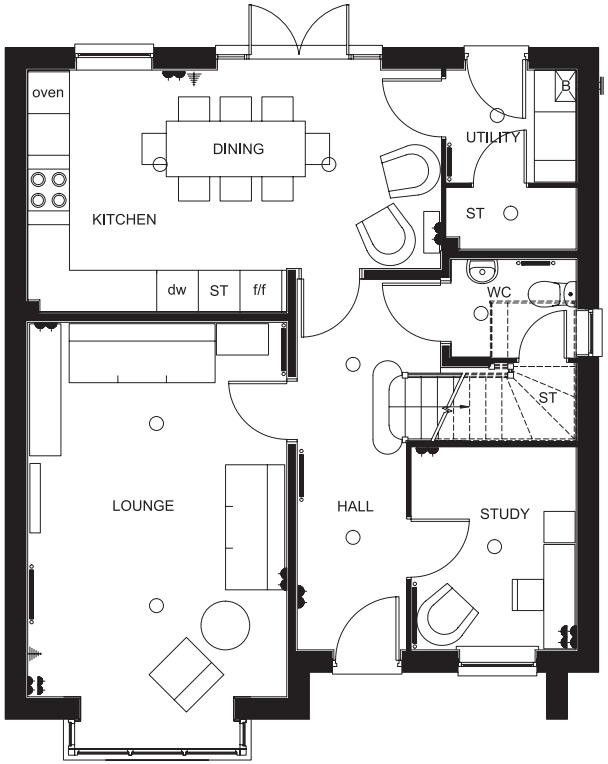
WHERE QUALITY LIVES

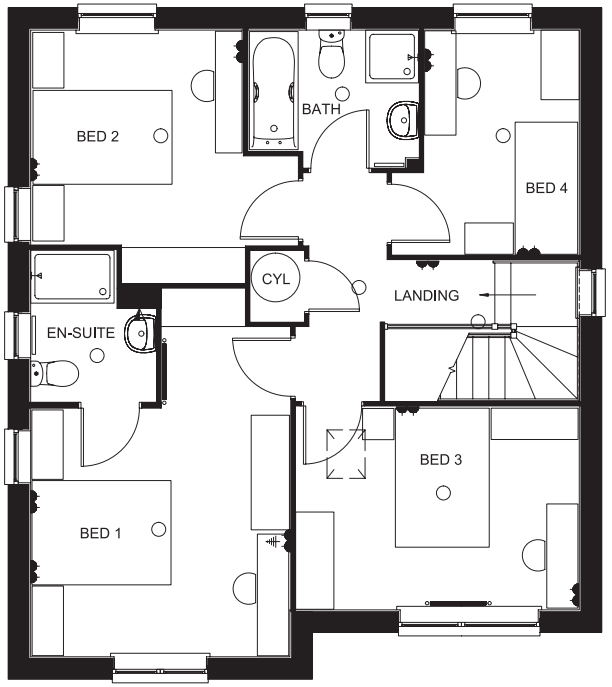
THE BOWES

FOUR BEDROOM HOME

Key

○ Light fitting	T.V. aerial socket	Towel radiator	B Boiler	CYL Cylinder	dw Dishwasher space
Electric socket	Radiator	Shaver socket	ST Store	f/f Fridge/freezer space	





Ground Floor

Lounge	5385 x 3100 mm	17'8 x 10'2
Kitchen/Family	5928 x 3480 mm	19'5" x 11'5"
Study	2350 x 2895 mm	7'8" x 9'6"
Utility	1849 x 1599 mm	6'0" x 5'3"
WC	1800 x 1393 mm	5'10" x 4'6"

First Floor

Bedroom 1	3728 x 5261 mm max's	12'2' x 17'3" max's
En suite	1769 x 2150 mm	5'9" x 7'0"
Bedroom 2	3753 x 3602 mm	12'3" x 11'9"
Bedroom 3	406 x 2907 mm	13'3"x 9'6"
Bedroom 4	2674 x 3213 mm	8'9" x 10'6"
Bathroom	2417 x 2025 mm	7'11" x 6'7"

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THE HACKWORTH

FOUR BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The four bedroom Hackworth offers spacious living over three storeys. On the ground floor you can enjoy an open-plan living and dining area, with French doors leading onto the garden. The kitchen offers a family breakfast area. Over the first and second floors there are two double bedrooms and two single bedrooms, the master with en suite shower room, and a family bathroom.

DAVID WILSON HOMES

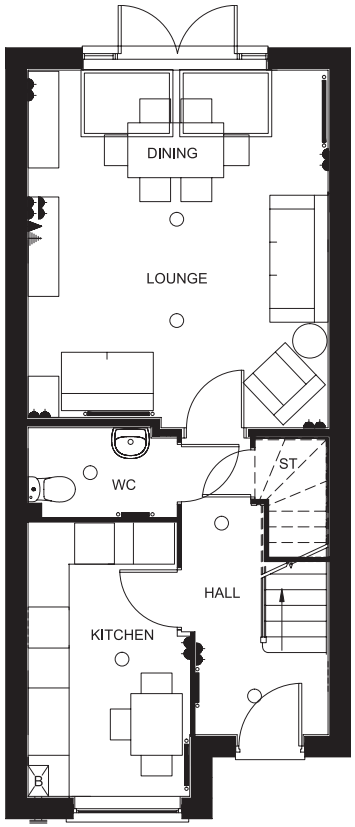
WHERE QUALITY LIVES

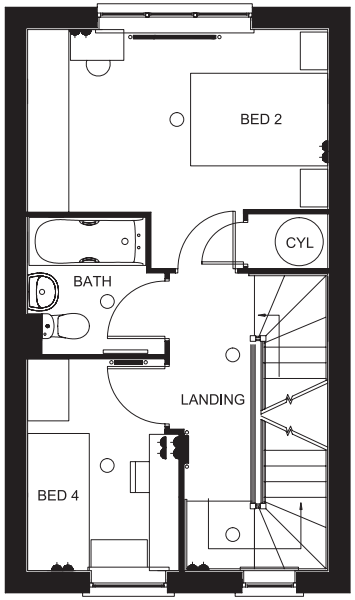
THE HACKWORTH

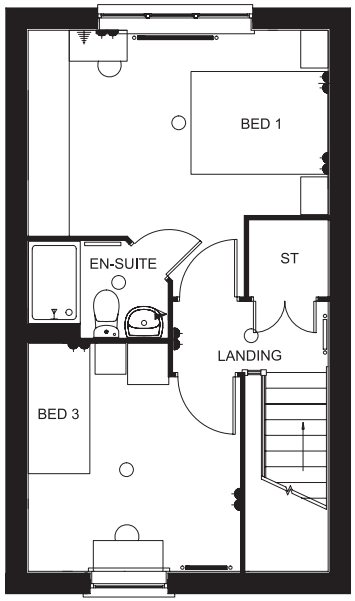
FOUR BEDROOM HOME

Key

○	Light fitting	◄	Telephone outlet point	▬	Radiator	◄	Shaver socket	ST	Store
◄	Electric socket	⫴	T.V. aerial socket	▭	Towel radiator	B	Boiler	CYL	Cylinder







Ground Floor

Living/Dining	5200 x 4375 mm	17'1" x 14'4"
Kitchen	4000 x 2380 mm	13'1" x 7'9"
WC	2000 x 1300 mm	7'2" x 4'4"

First Floor

Bedroom 4	3100 x 2285 mm	10'1" x 7'3"
Bedroom 2	3485 x 4375 mm	11'5" x 14'4"
Bathroom	2000 x 2000 mm	6'6" x 6'6"

Second Floor

Bedroom 1	3935 x 4375 mm	12'9" x 14'4"
En suite	2050 x 1450 mm	6'8" x 4'7"
Bedroom 3	3270 x 3175 mm	10'11" x 10'2"

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THE AUCKLAND

FIVE BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

The Auckland is a fantastic five bedroom home. It features a large open-plan kitchen/breakfast/family room, with glazed bay to the rear garden. There is also a utility room, study, separate dining room, WC and a spacious living room, all on the ground floor. Upstairs there are four double bedrooms, two with en suite shower rooms, a single bedroom and the family bathroom.

DAVID WILSON HOMES

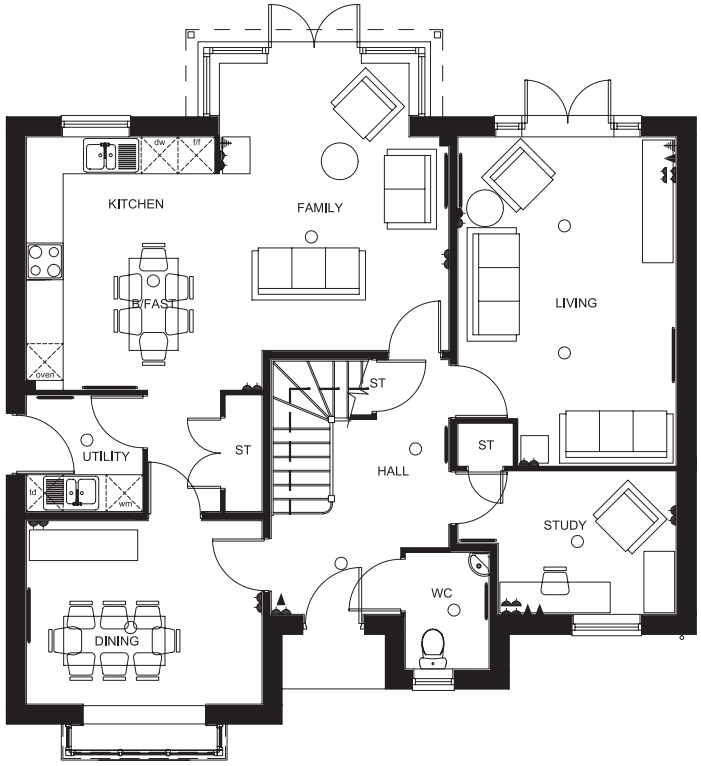
WHERE QUALITY LIVES

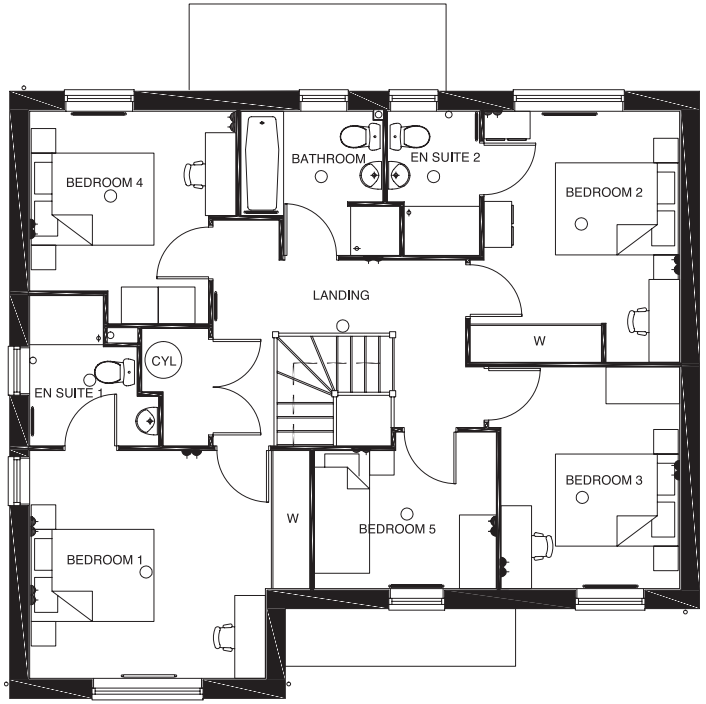
THE AUCKLAND

FIVE BEDROOM HOME

Key

○	Light fitting	◄	Telephone outlet point	◄—○	Radiator	CYL	Cylinder	f/f	Fridge/freezer space	td	Tumble dryer space
◄	Electric socket	⋕	T.V. aerial socket	ST	Store	wm	Washing machine space	dw	Dishwasher space		





Ground Floor

Living	3555 x 5365 mm max	11'8" x 17'7"
Kitchen/B'fast/Family	6880 x 4835 mm max	22'7" x 15'11"
Utility	1900 x 1900 mm	6'3" x 6'3"
Dining	3840 x 3550 mm max	12'7" x 11'7"
WC	1365 x 1900 mm	4'6" x 6'2"
Study	3550 x 2360 mm	11'8" x 7'9"

First Floor

Bedroom 1	4560 x 3710 mm max	14'11" x 12'2"
En suite 1	2100 x 2450 mm max	6'10" x 8'0"
Bedroom 2	3410 x 4090 mm max	11'2" x 13'5"
En suite 2	1500 x 2350 mm max	4'11" x 7'8"
Bedroom 3	3110 x 3610 mm max	10'2" x 11'10"
Bedroom 4	3360 x 3460 mm max	11'0" x 11'4"
Bedroom 5	2965 x 2550 mm max	9'9" x 8'4"
Bathroom	2315 x 2350 mm max	7'7" x 7'8"

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THE RABY

FIVE BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser

This beautiful five bedroom home offers spacious living across three floors. The ground floor has a large open-plan kitchen/breakfast area, utility, study, WC. and living room with French doors to the rear garden. There is also a seperate formal dining room. The first floor has three double bedrooms, one with en suite, a single bedroom and the family bathroom. The second floor has the master bedroom with en suite and a large den.

DAVID WILSON HOMES

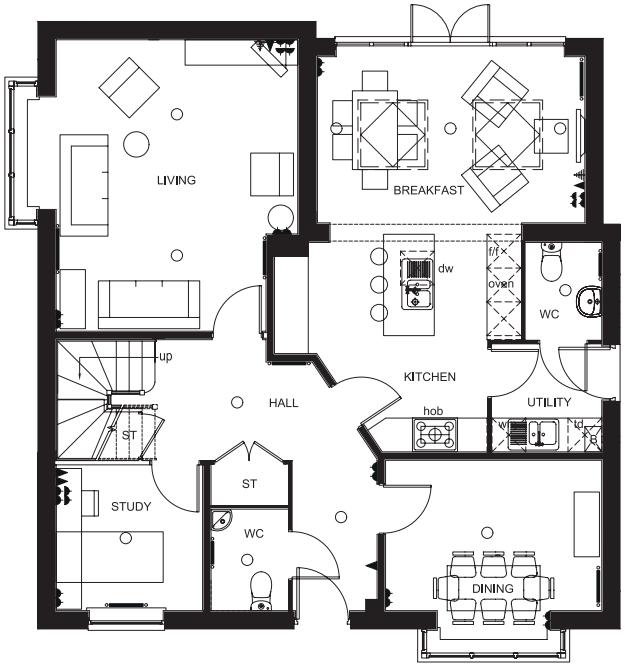
WHERE QUALITY LIVES

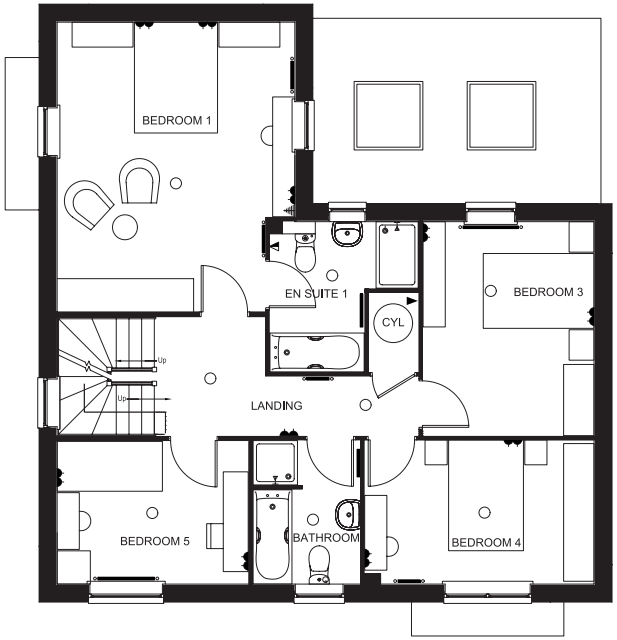
THE RABY

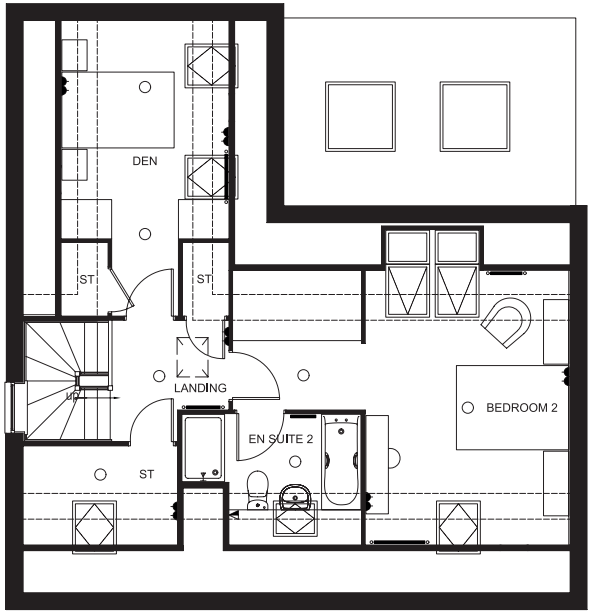
FIVE BEDROOM HOME

Key

Light fitting	T.V. aerial socket	Shaver socket	Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space
Electric socket	Telephone outlet point	Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space







Ground Floor

Living	5045 x 4850 mm	16'6" x 15'10"
Kitchen/B'fast	4750 x 7020 mm	15'5" x 23'0"
Dining	3650 x 3390 mm	11'11" x 11'1"
Utility	1958 x 2150 mm	6'5" x 7'1"
WC	1300 x 1850 mm	4'3" x 6'1"
Study	2835 x 2655 mm	9'4" x 8'8"

First Floor

Bedroom 1	4290 x 5120 mm max	14'1" x 16'9"
En suite 1	2800 x 2600 mm max	9'2" x 8'6"
Bedroom 3	2950 x 3810 mm	9'8" x 12'9"
Bedroom 4	4115 x 2655 mm	13'6" x 8'8"
Bedroom 5	3500 x 2655 mm	11'5" x 8'8"
Bathroom	1925 x 2655 mm	6'3" x 8'8"

Second Floor

Bedroom 2	5970 x 5240 mm max	19'7" x 17'2"
En suite 2	3100 x 2250 mm max	10'2" x 7'4"
Den	2990 x 5120 mm max	9'9" x 16'9"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellences means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage

NHBC

90% CUSTOMER RECOMMENDED ★★★★★

*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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