

Wallnook Grange Development Plan

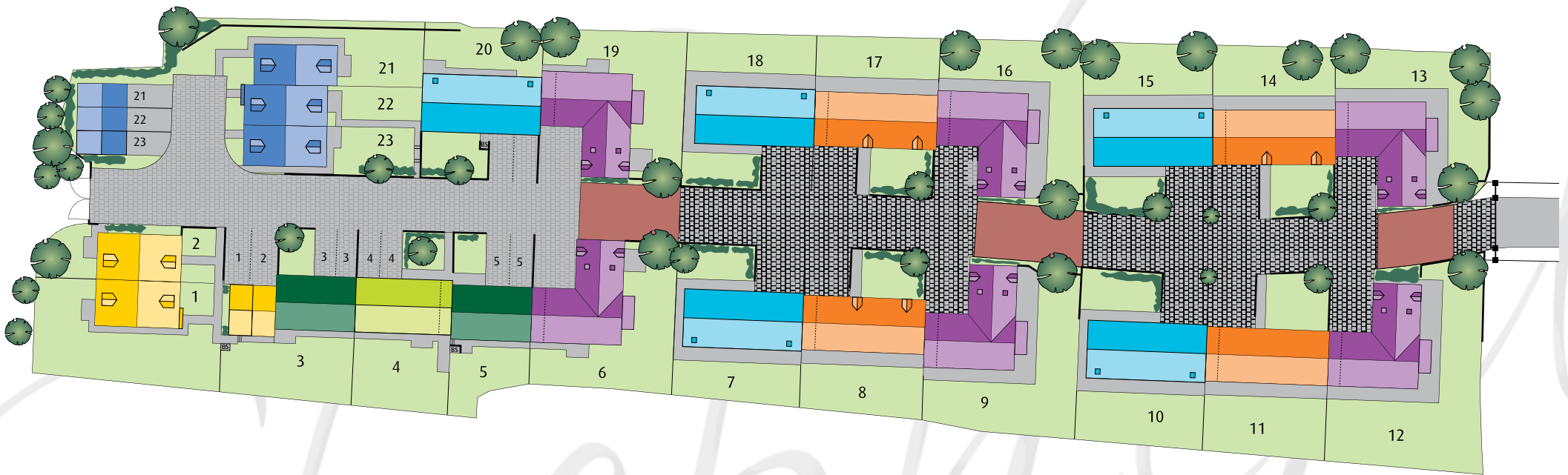
Wallnook Lane,
County Durham
DH7 9TL

Wallnook Grange offers an exclusive new collection of unique three, four and five bedroom executive homes in beautiful open countryside on the outskirts of Durham.

These stylish new homes, built to the highest specification, are set within a private gated development with many benefiting from stunning countryside views.

*Shepherd
Homes*





- | | | |
|---|--|---|
|  Beech
3 bedroom home |  Maple
4 bedroom home |  Ash
5 bedroom home |
|  Lime
3 bedroom home |  Oak
4 bedroom home |  Elm
5 bedroom home |
| |  Willow
4 bedroom home | |



For more information visit our website at www.shepherdhomes.com, or call **01904 650888**



The Property Misdescription Act 1991, this leaflet is intended as a sales aid and guide to the development. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Information Centre or Sales Executive on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely upon anything printed on this leaflet or orally indicated by sales staff as forming any part of any contract to purchase a home. 09/12

The Willow

4 bedroom home with detached single garage

- Spacious living/dining room with French doors leading to the rear garden
- Luxury kitchen with integrated appliances
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom with shower over bath
- Detached single garage

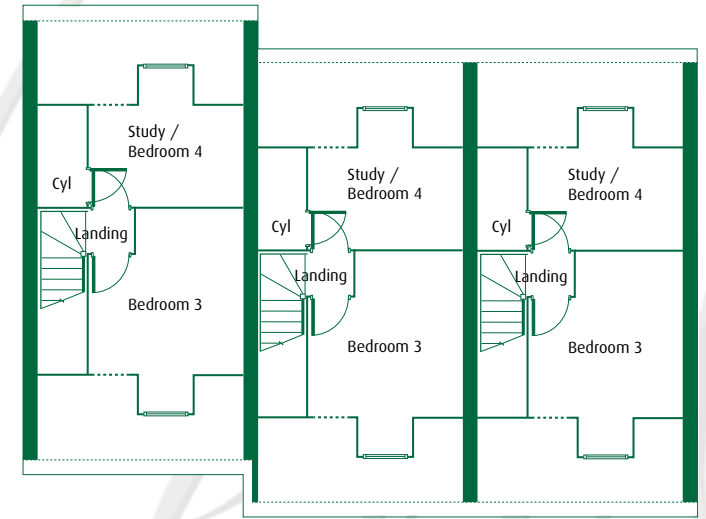
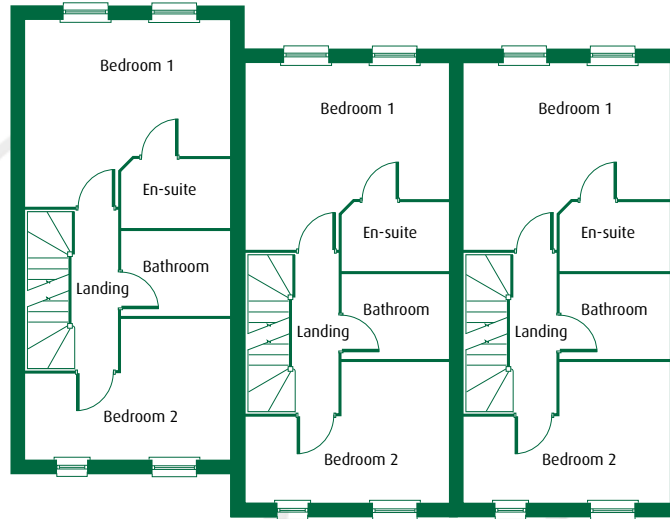
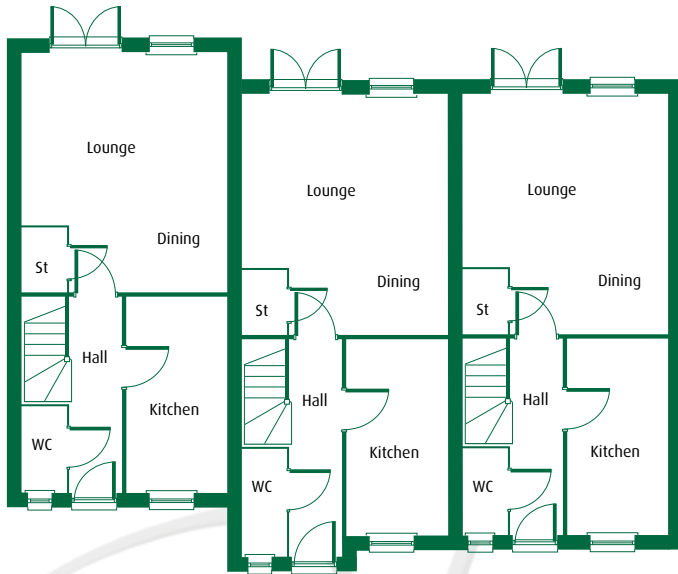
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Plot 21

Plot 22

Plot 23



GROUND FLOOR

Kitchen
4029 x 2045 13'2" x 6'8"

Lounge/Dining
4921# x 4230 16'1" x 13'10"

FIRST FLOOR

Bedroom 1
4230# x 2791 13'10" x 9'1"

Bedroom 2
4230# x 2909 13'10" x 9'6"

Bathroom
1750 x 2235 5'8" x 7'3"

Ensuite
1425 x 2235# 4'8" x 7'3"

SECOND FLOOR

Bedroom 3
3151 x 3404 10'4" x 10'5"

Bedroom 4/Study
2071 x 3180 6'9" x 10'5"

* max # min

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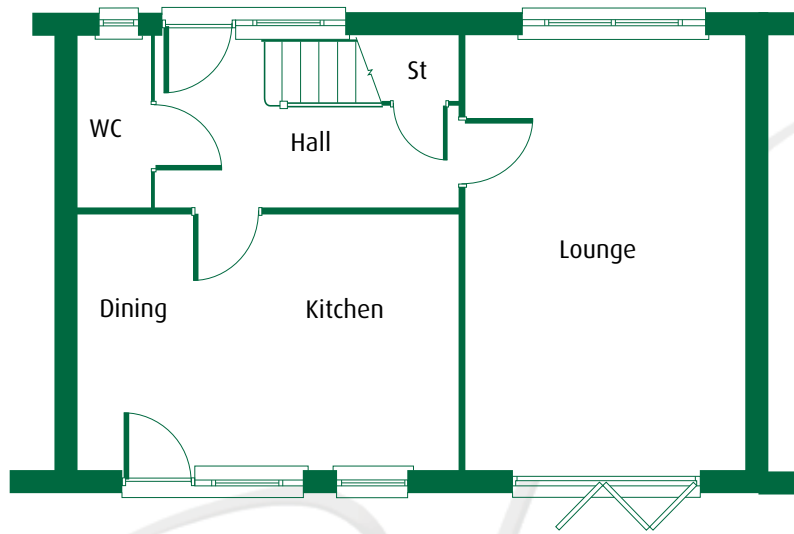
The Lime

A 3 bedroom executive home with parking

- Spacious dual aspect lounge with bi-folding doors to the rear garden
- Luxury kitchen with integrated appliances and dining area
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom with shower over bath
- Two parking spaces

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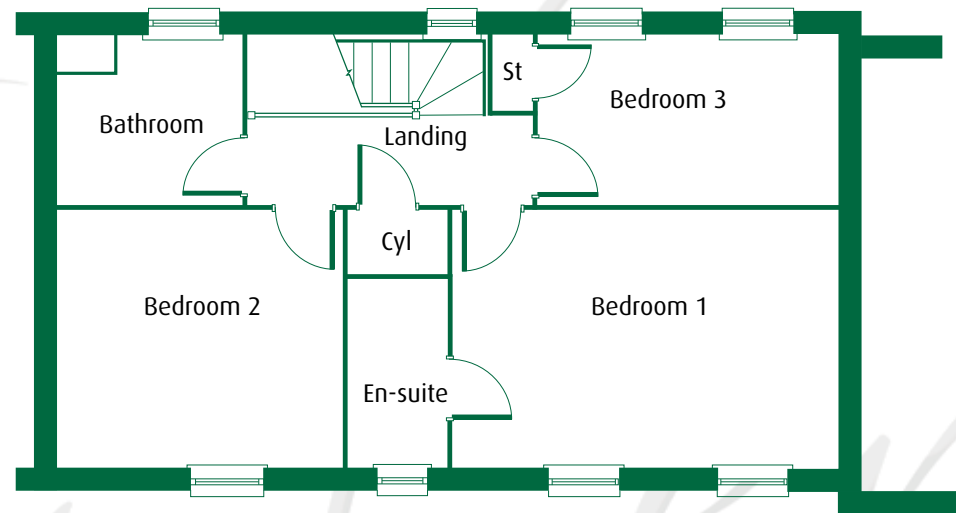




GROUND FLOOR

Lounge
3550 x 5550 11'7" x 18'2"

Kitchen/Dining
3250 x 4850 10'7" x 15'10"



FIRST FLOOR

Bedroom 1
3315 x 4960 10'10" x 16'3"

Bedroom 2
3315 x 3700 10'10" x 12'3"

Bedroom 3
2160 x 3860 7'1" x 12'7"

Bathroom
2160 x 2360 7'1" x 7'8"

Ensuite
2420 x 1210 7'11" x 4'0"



The Maple

4 bedroom home with
detached single garage

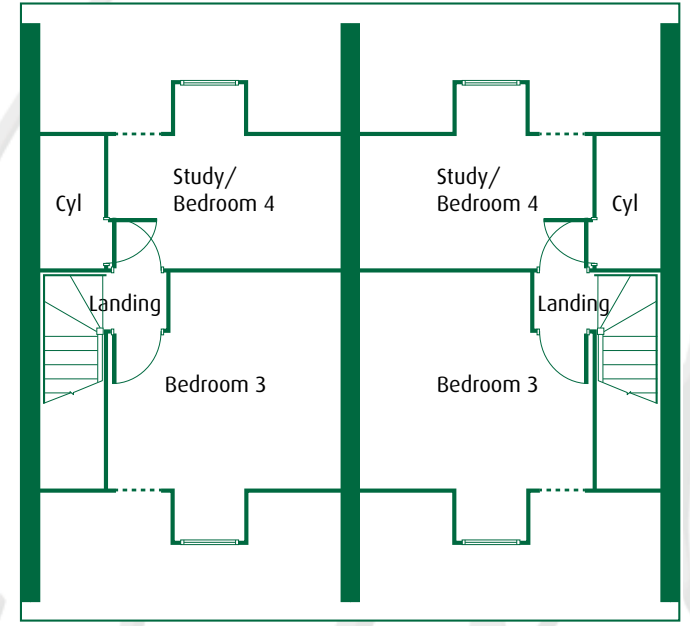
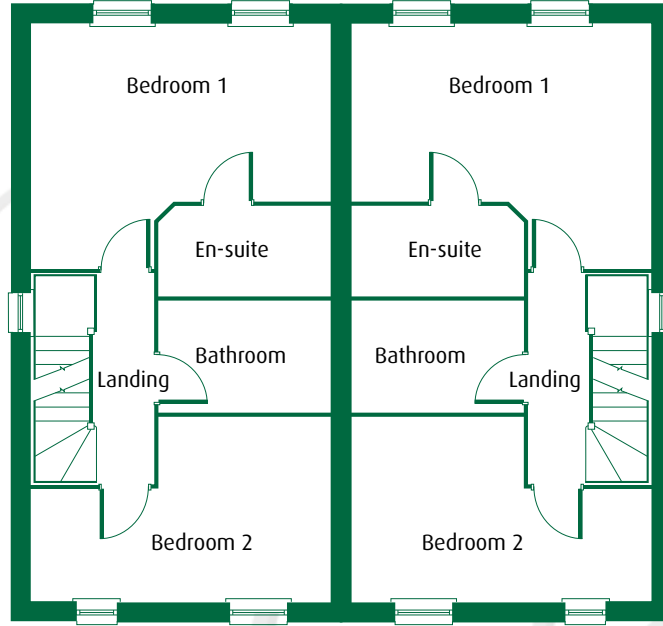
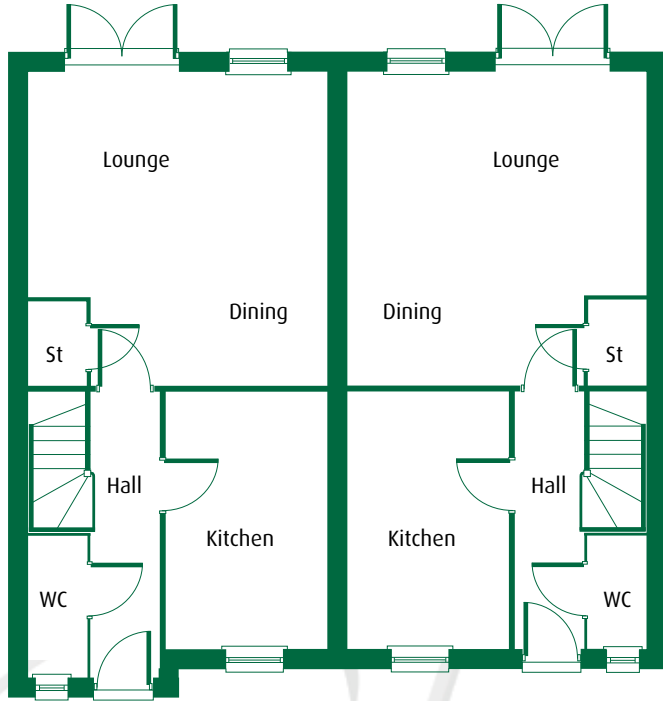
- Spacious living/dining room with French doors leading to the rear garden
- Luxury kitchen with integrated appliances
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom with shower over bath
- Detached single garage

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Plot 1

Plot 2



GROUND FLOOR

Kitchen
4054 x 2515 13'3" x 8'3"

Lounge/Dining
4921 x 4750 16'1" x 15'7"

FIRST FLOOR

Bedroom 1
2791 x 4700# 9'1" x 15'5"#

Bedroom 2
2909 x 4700# 9'6" x 15'5"

Ensuite
1425 x 2705# 4'8" x 8'10"#

Bathroom
1750 x 2705 5'8" x 8'10"

SECOND FLOOR

Study / Bedroom 4
2071# x 3649 6'9" x 11'11"

Bedroom 3
3650# x 3404# 11'11"# x 11'2"#

* max # min

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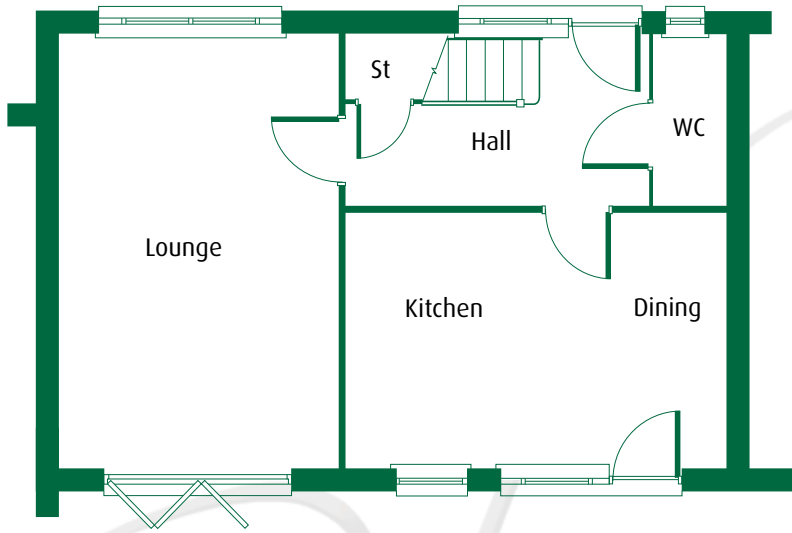
The Beech

A 3 bedroom executive home with parking

- Spacious dual aspect lounge with bi-folding doors to the rear garden
- Luxury kitchen with integrated appliances and dining area
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom with shower over bath
- Two parking spaces

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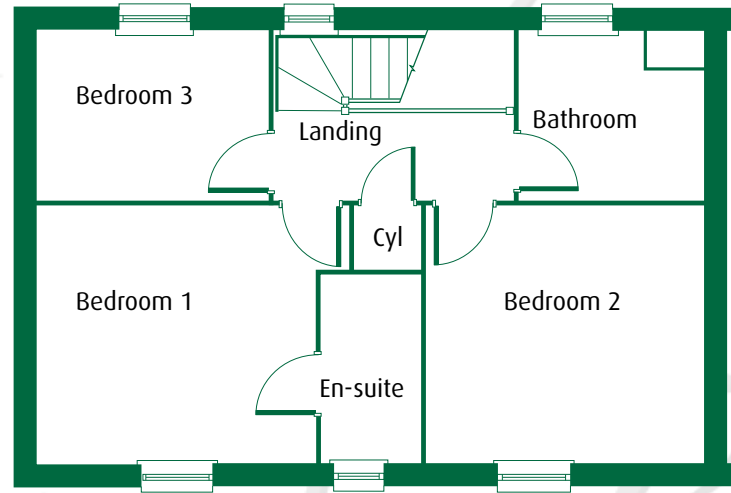




GROUND FLOOR

Lounge
3550 x 5550 11'7" x 18'2"

Kitchen/Dining
3250 x 4850 10'7" x 15'10"



FIRST FLOOR

Bedroom 1
3315 x 3990* 10'10" x 13'1"*

Bedroom 2
3315 x 3560 10'10" x 11'8"

Bedroom 3
2160 x 2942 7'1" x 9'7"

Ensuite
2420 x 1210 8'0" x 4'0"

Bathroom
2160 x 2360 7'1" x 7'8"

* max # min



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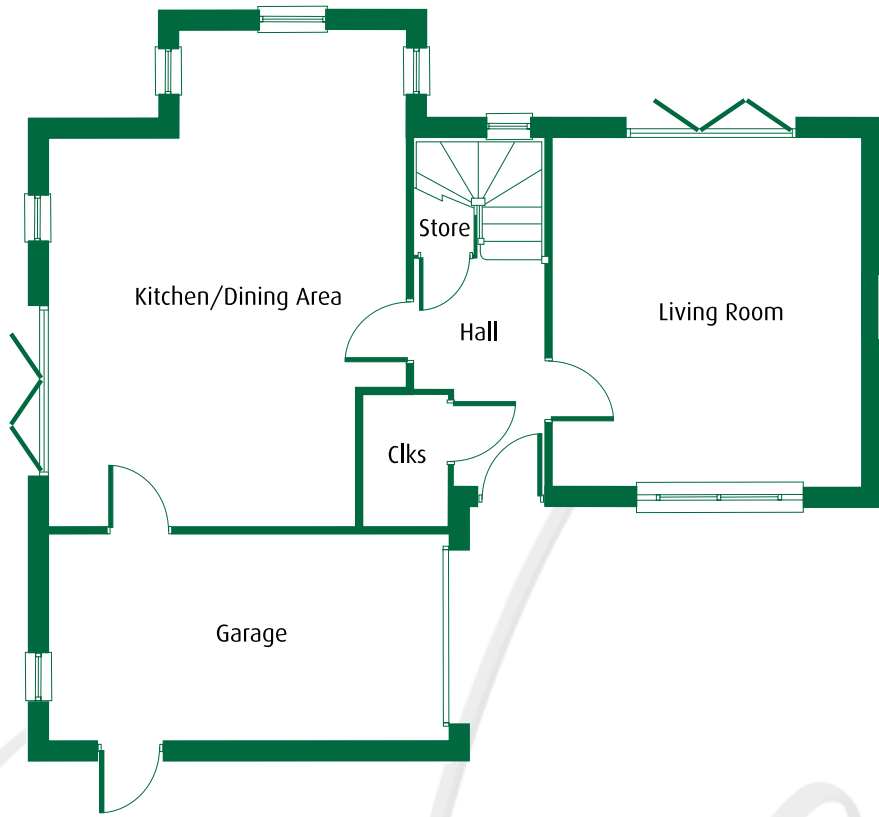
The Oak

A four bedroom executive home with integral garage

- Spacious dual aspect living room with bi-folding doors leading to the rear garden
- Luxury kitchen with integrated appliances & dining area
- Master bedroom with en-suite and dressing area
- En-suite & dressing area to bedroom 2
- Two further double bedrooms
- Family bathroom with shower over bath
- Integral garage

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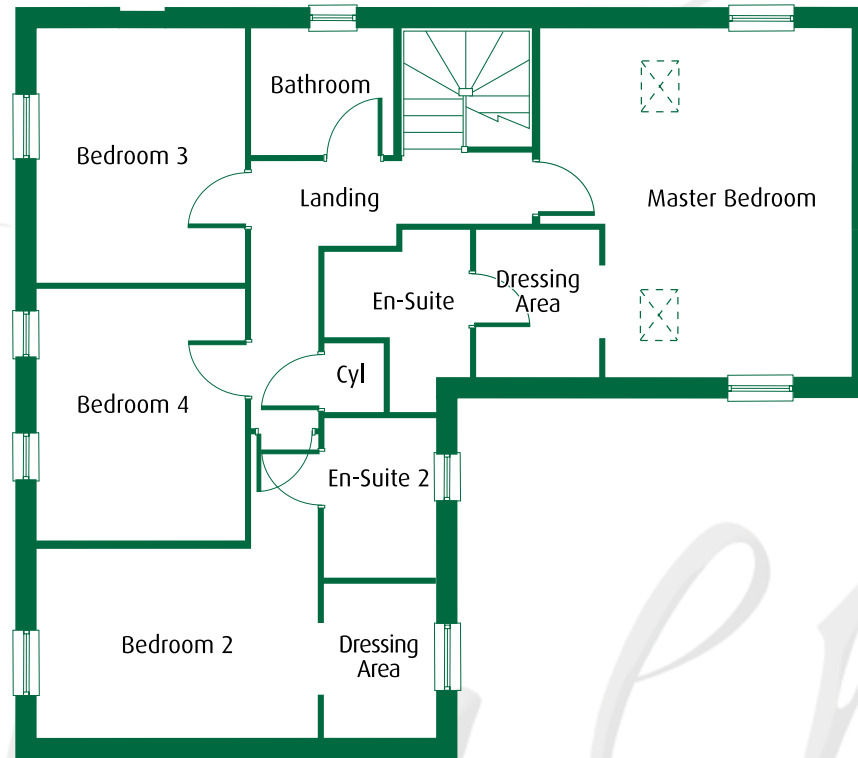




GROUND FLOOR

- Living Room**
4300 x 4850 14'1" x 15'11"
- Kitchen/Dining Area**
4950* x 6850* 16'3"* x 22'6"*
- Cloaks**
1150 x 1750 3'9" x 5'9"

* max # min



FIRST FLOOR

- | | |
|--|---|
| Master Bedroom
4335* x 4850* 14'3"* x 15'11"* | Bedroom 3
2900 x 3550 9'6" x 11'8" |
| Dressing Area
1750 x 2050 5'9" x 6'9" | Bedroom 4
2900 x 3550 9'6" x 11'8" |
| En-suite 1
2060* x 2050* 6'9"* x 6'9"* | Bathroom
2020 x 1750 6'8" x 5'9" |
| Bedroom 2
3905* x 2650# 12'10" x 8'8"# | |
| Dressing Area
1560 x 2150 5'1" x 7'1" | |
| En-suite 2
1560* x 2150 5'1" x 7'1" | |



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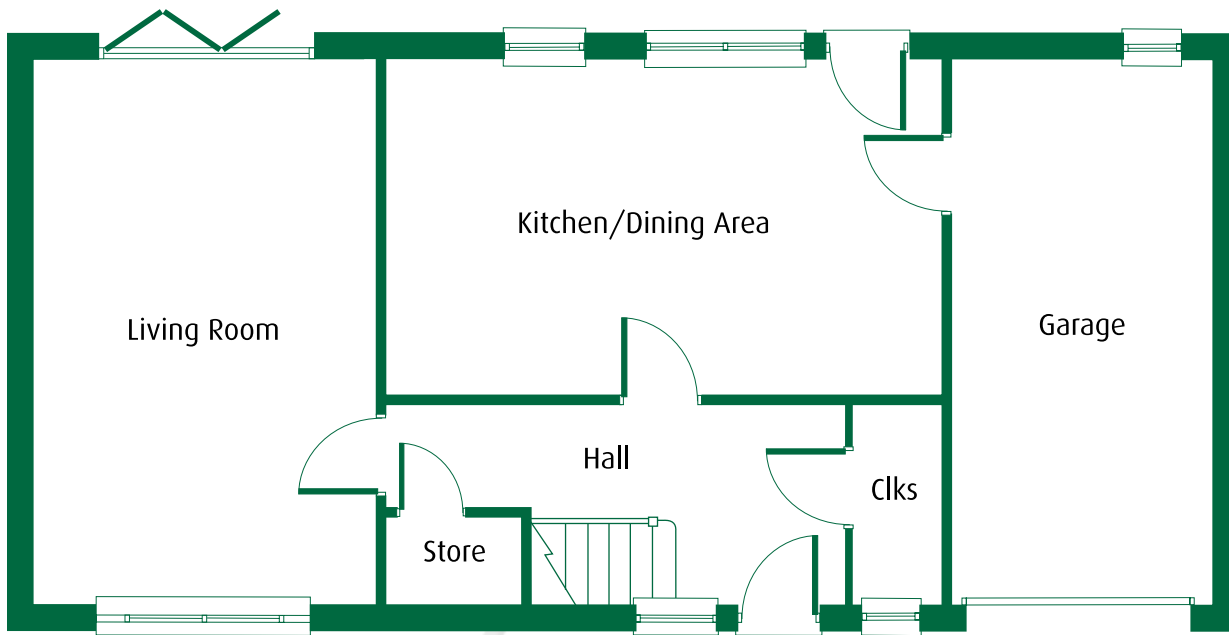
The Ash

A five bedroom executive home with integral garage

- Spacious dual aspect living room with bi-folding doors leading to the rear garden
- Luxury kitchen with integrated appliances & dining area
- Master bedroom with en-suite
- Bedroom 2 with en-suite
- Three double bedrooms
- Family bathroom plus separate walk in shower
- Integral garage

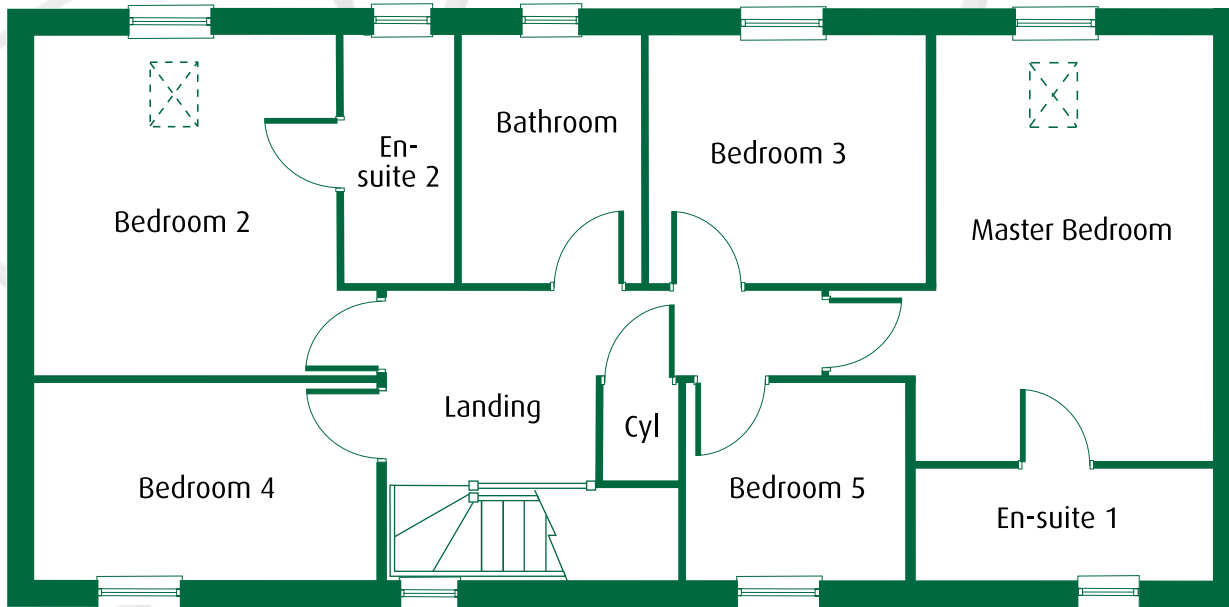
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GROUND FLOOR

Living Room	5950 x 3750	19'6" x 12'4"
Kitchen/Dining Area	3650 x 6050	12'0" x 19'10"
Cloaks	910 x 2150	3'0" x 7'1"



FIRST FLOOR

Master Bedroom	4675 x 3225#	15'4" x 9'11"#
En-suite 1	3255 x 1200	10'8" x 3'11"
Bedroom 2	3330# x 3715	10'11"# x 12'2"
En-suite 2	2700 x 1210	8'10" x 3'11"
Bedroom 3	2905 x 2700	10'2" x 8'10"
Bedroom 4	3795 x 2160	12'5" x 7'1"
Bedroom 5	2440 x 2160	8'0" x 7'1"
Bathroom	2700* x 1970*	8'10"* x 6'6"*

* max # min

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