



Crest
NICHOLSON

WESTERLEIGH MEWS

Westerleigh Road | Yate | South Gloucestershire

A traditionally designed development of 2 bedroom apartments
and 2, 3 & 4 bedroom houses





LET YOURSELF GROW



Westerleigh Mews is a wonderful collection of 2 bedroom apartments and 2, 3 and 4 bedroom homes situated in a convenient location close to the heart of Yate's busy town centre.

The homes' layouts have been designed to maximise on space whilst the exterior facades are traditionally inspired for a lasting appeal.

There are separate kitchen/dining rooms and living rooms with access to the garden via double French doors, whilst there are also properties with a study or impressive open plan kitchen/living areas with two sets of French doors and feature bay windows.

So whether you are a young couple looking for room to grow, a young family or a downsizer looking for a low maintenance lifestyle, the broad breadth of new house styles at Westerleigh Mews will mean that you can find your new dream home in Yate.

THE FREEDOM TO EXPLORE



Photography taken in and around Yate,
Chipping Sodbury and Bristol.

“Yes Bristol and Bath are on your doorstep,
but for everyday amenities, Yate has a
superb number of ‘High Street’ brands
situated between Tesco Extra and the
Leisure Centre. In Yate convenience counts.”

Andrew Lowrey
Yate Shopping Centre Manager



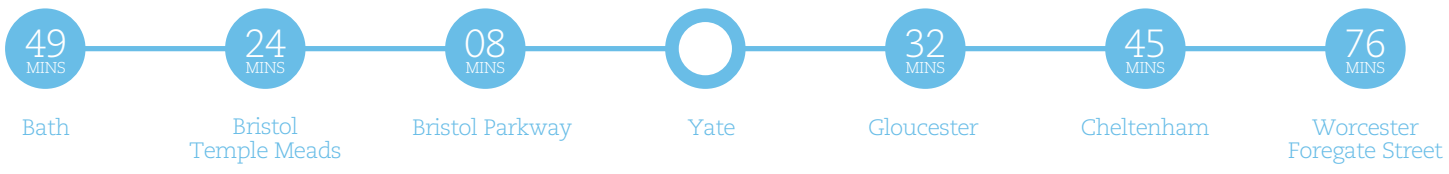
“Why live in Yate? It’s fantastic. The proximity to the Cotswolds and the great outdoors allows you to have that sense of freedom, whilst being within a vibrant community. Yate really has heart.”

Roland Sims
Active Leisure Centre manager

In the early 1960’s Yate underwent an extensive regeneration and development, including a large retail shopping area, sports and leisure centre together with public buildings to become the thriving town that it is today.

The beautiful Spa City of Bath, the charming village of Chipping Sodbury and the rolling Cotswolds are also close by, making Yate the perfect base for work life and making time for yourself. What’s more Bristol is also within easy reach with its fantastic Cabot Circus Shopping Centre and many independent shops, restaurants and bars across the vibrant city.

Enjoy a stroll around the lake at Kingsgate Park, cycle across the common opposite Westerleigh Mews or play nine holes at Chipping Sodbury Golf Club. Go on embrace the freedom to explore!



Train times are taken from National Rail Enquiries.

COMFORT & STYLE



In addition to a comprehensive specification, Crest Nicholson will enable you to personalise your new home with a choice of kitchens, flooring and tiling.



Typical Crest Nicholson interior

Be it baking, roasting or quickly preparing a ready meal, these sleek modern and integrated kitchens are the perfect place to entertain and spend time with the family.

As well as the many features illustrated opposite, depending on the size or style of home you buy, a single or double oven will be provided and larger homes will have a stainless steel splash back behind the hob.

There will be space for a washing machine and tumble dryer to homes with a utility room, which will also have a single bowl sink.

All homes feature segmented pull out recycle bins fitted to one base unit to promote recycling, whilst all taps are aerated to save water consumption and reduce your running costs.

- 1 Appliances**
Integrated fridge/freezer and dishwasher to the houses only
- 2 Fitted flooring**
Hard wearing vinyl flooring
- 3 Silence as standard**
Soft close cupboards and doors
- 4 Stylish sink**
Stainless steel 1½ bowl sink with monoblock mixer tap
- 5 Brand new oven**
Built in double or single under oven from Bosch
- 6 Task lighting**
Stainless steel low energy lighting to illuminate your preparation
- 7 Cooking theatre**
Ceramic or four ring gas hob with integrated extractor hood
- 8 Worktops**
Worktops and upstands provide heat proof preparation space



THE SEAL OF EXCELLENCE



At Crest Nicholson we continue to build attractive new homes that satisfy our customer's needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.



Clarion Gate, Chelmsford

Based on almost 50 years experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customer's lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes.

A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques. This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency.

And, this is why 99% of Crest Nicholson home owners* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reaffirm both our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey.

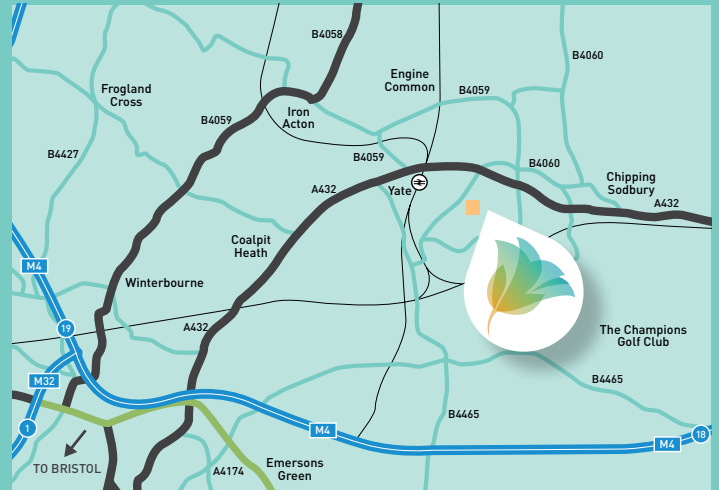


Kings Gate, Kings Norton



Crest
NICHOLSON

How to find us



Directions

From Bristol heading north and the M32 at junction 1, take the A4174 east and at the second mini roundabout, exit left onto the A432 Badminton Road towards Yate. Follow this road under the rail bridge and past Yate station and when you reach the roundabout at Morrisons turn right onto Westerleigh Road and you will find Westerleigh Mews on your left hand side opposite Yate common.

For SAT NAV, use BS37 8QA

WESTERLEIGH MEWS

Westerleigh Road | Yate | South Gloucestershire | BS37 8QA

Tel: 0845 894 3346

Email: westerleighmews@crestnicholson.com

www.crestnicholson.com/westerleighmews

Crest Nicholson South West, a division of Crest Nicholson Operations Limited, Crest House, Lime Kiln Close, Stoke Gifford, Bristol, BS34 8ST.

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