

THINFORD GARDENS

SPENNYMOOR



DUNELM 
HOMES

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THINFORD GARDENS



Development Plan

- | | | | | | |
|---|---|---|--|---|--|
|  | YORK
3 bedroom home |  | CHICHESTER
4 bedroom home plus study |  | SHREWSBURY
4 bedroom home plus study |
|  | LANCASTER
3 bedroom home |  | DURHAM
4 bedroom home plus study |  | WELLS
4 bedroom home |
|  | PETERBOROUGH
3/4 bedroom home |  | ROCHESTER
4 bedroom home |  | WELLS SPECIAL
4 bedroom home |
|  | ARUNDEL
4 bedroom home | | | | |

ABOUT DUNELM HOMES

Dunelm Homes is one of the North East's leading housebuilders and enjoys a strong reputation in the new homes market and has developed a product range attractive to the most discerning home buyer. We know that buying your home is the most important investment you are ever likely to make and we believe in exceptional customer service before, during and after you have chosen your new home.

At Dunelm Homes we have merged technology with expertise in order to produce superbly built homes constructed with the latest technology. As we pride ourselves on our unrivalled customer service, you can be assured that you are in the very best hands. Every home that we build undergoes thorough Quality Control checks before it is handed over to you and also comes with a 10 year warranty.



Durham Cathedral
© Copyright Greame Peacock

LOCAL INFORMATION

The town of Spennymoor stands above the Wear Valley, approximately seven miles south of Durham, County Durham. The town was founded over 160 years ago and is part of the town council area, with a total population of approximately 20,000, and includes the villages of Kirk Merrington, Middlestone Moor, Byers Green and Tudhoe.

The town centre plays host to a number of shops and outlets of differing varieties, including restaurants, pharmacists, hair salons, florists, butchers, take-aways and a supermarket. The town library is also nestled alongside shops on Cheapside.

Other main attractions to Spennymoor are the local leisure centre, and Victoria Jubilee Park which was given to the people of the town by Queen Victoria to celebrate the golden jubilee of her reign, and is sited on land which was once part of the Whitworth Hall estate of the Shafto family.

The leisure centre houses a swimming pool, and offers swimming lessons, football coaching, martial arts tutoring, tennis lessons, badminton practice, a gymnasium and gymnastic workouts and is also home to a new 'state-of-the-art' Regional Gymnasium Centre and is amongst the most modern in the country.

Dating from 1183, the nearby Whitworth Hall estate was owned by and home to the Shafto family for over 300 years, including County Durham MP "Bonnie Bobby Shafto", made famous by the well known ballad and nursery rhyme. It is now the site of Whitworth Hall Hotel and the deer park for which the estate is famed is still well tended, as is the walled garden.

Further afield to the north, the magnificent City of Durham provides further opportunity to delve into a treasure trove of shops, eat at a stunning array of excellent restaurants and be entertained in a diverse range of ways, notably at the Gala Theatre complex.

It's small enough to enjoy on foot, yet so exceptional that its famous castle and Norman cathedral are both designated a World Heritage Site.

THINFORD GARDENS



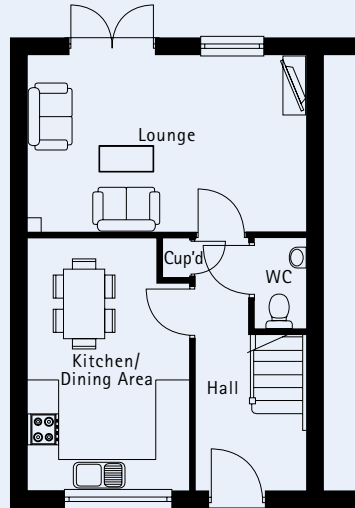
THE YORK 3 BEDROOM HOME

GROUND FLOOR

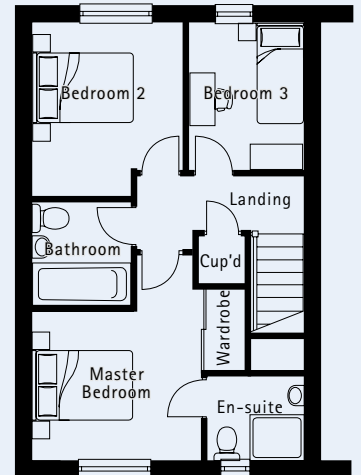
Lounge	4750 x 3160	15' 7" x 10' 4"
Kitchen/Dining Area	2685 x 4450	8' 9" x 14' 7"

FIRST FLOOR

Master Bedroom	2975 x 2970	9' 9" x 9' 9"
En-suite	1480 x 1690	4' 10" x 5' 6"
Bedroom 2	2680 x 3045	8' 9" x 10' 0"
Bedroom 3	2580 x 1980	8' 5" x 6' 6"
Bathroom	1740 x 1860	5' 9" x 6' 1"



GROUND FLOOR



FIRST FLOOR



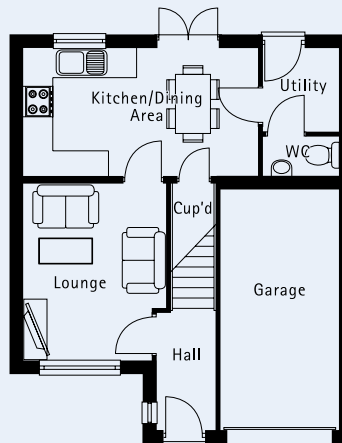
THE LANCASTER 3 BEDROOM HOME

GROUND FLOOR

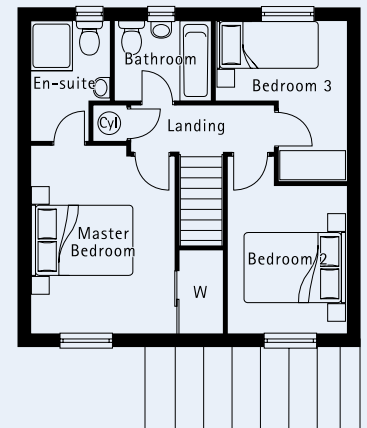
Lounge	3813 x 3000	12' 6" x 9' 10"
Kitchen/Dining Area	2760 x 4950	9' 0" x 16' 3"
Utility	1800 x 1670	5' 11" x 5' 6"

FIRST FLOOR

Master Bedroom	4050 x 3000	13' 3" x 9' 10"
En-suite	2665 x 1635	8' 8" x 5' 4"
Bedroom 2	3285 x 2600	10' 9" x 8' 6"
Bedroom 3	2800 x 3425	9' 2" x 11' 3"
Bathroom	2045 x 1700	6' 9" x 5' 7"



GROUND FLOOR

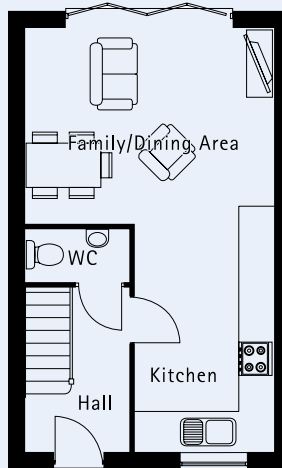


FIRST FLOOR

Computer Generated Images and floorplans show typical York & Lancaster house types. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.



THE PETERBOROUGH
3/4 BEDROOM HOME



GROUND FLOOR

GROUND FLOOR

Family/Dining/Kitchen	7500 x 4430	24' 7" x 14' 6"
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FIRST FLOOR

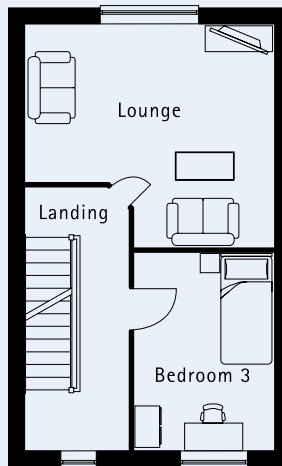
Lounge	4400 x 3990	14' 5" x 13' 1"
Bedroom 3	3525 x 2475	11' 7" x 8' 1"

OPTIONAL FIRST FLOOR

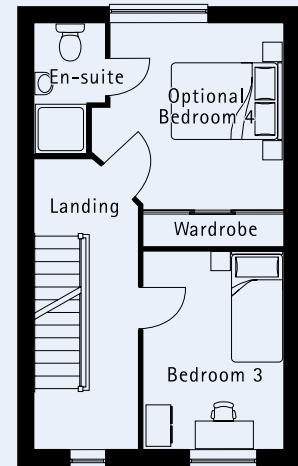
Bedroom 4	4390 x 3125	14' 4" x 10' 3"
En-suite	2390 x 1200	9' 9" x 3' 11"
Bedroom 3	3525 x 2475	11' 7" x 8' 1"

SECOND FLOOR

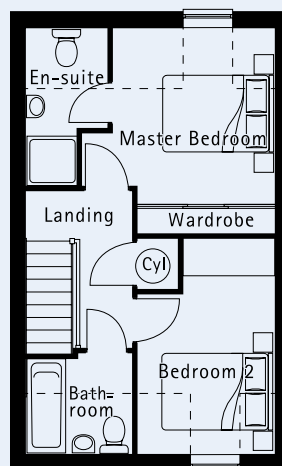
Master Bedroom	3020 x 2890	9' 11" x 9' 5"
En-suite	1450 x 2650	4' 9" x 8' 8"
Bedroom 2	3850 x 2440	12' 8" x 8' 0"
Bathroom	1700 x 1900	5' 7" x 6' 3"



FIRST FLOOR



FIRST FLOOR (OPTIONAL^o)



SECOND FLOOR

Computer Generated Images and floorplans show typical Peterborough house types. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. *Additional charge for optional bedroom floor, subject to build stage.

THINFORD GARDENS



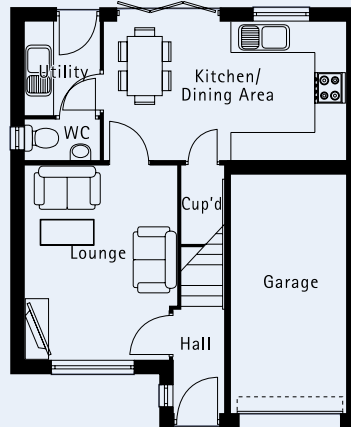
THE ARUNDEL 4 BEDROOM HOME

GROUND FLOOR

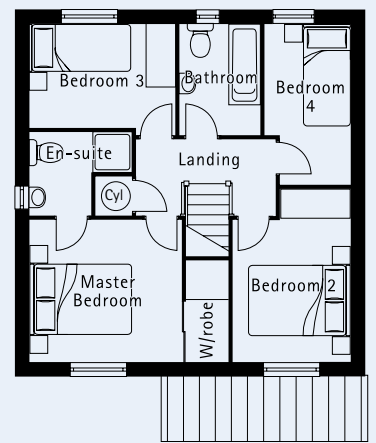
Lounge	4790 x 3280	15' 8" x 10' 9"
Kitchen/Dining Area	2965 x 5190	9' 8" x 17' 0"
Utility	1600 x 2000	5' 3" x 6' 7"

FIRST FLOOR

Master Bedroom	3035 x 3285	9' 11" x 10' 9"
En-suite	2200 x 1790	7' 3" x 5' 10"
Bedroom 2	3000 x 2550	9' 10" x 8' 4"
Bedroom 3	3120 x 3785	10' 3" x 12' 5"
Bedroom 4	3460 x 1860	11' 4" x 6' 2"
Bathroom	2400 x 1735	7' 11" x 5' 8"



GROUND FLOOR



FIRST FLOOR



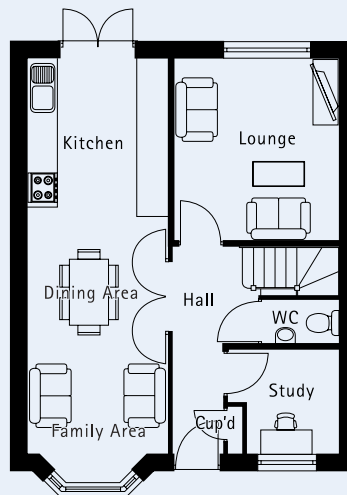
THE CHICHESTER 4 BEDROOM HOME PLUS STUDY

GROUND FLOOR

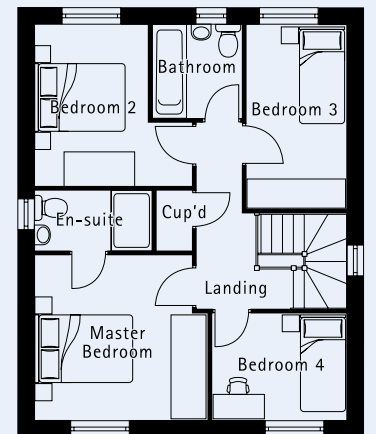
Lounge	3350 x 3710	10' 11" x 12' 2"
Family/Dining/Kitchen	8050 x 2875	26' 5" x 9' 5"
Study	2235 x 2135	7' 4" x 7' 0"

FIRST FLOOR

Master Bedroom	2360 x 2845	7' 9" x 9' 3"
En-suite	1210 x 2400	3' 11" x 7' 11"
Bedroom 2	3285 x 3200	10' 9" x 10' 6"
Bedroom 3	3750 x 2035	12' 4" x 6' 8"
Bedroom 4	2175 x 2735	7' 2" x 8' 11"
Bathroom	1810 x 1900	5' 11" x 6' 3"



GROUND FLOOR



FIRST FLOOR

Computer Generated Images and floorplans show typical Arundel & Chichester house types. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.



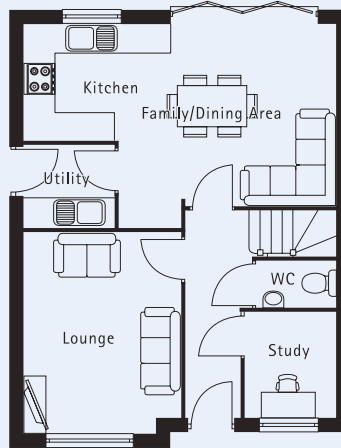
THE DURHAM
4 BEDROOM HOME PLUS STUDY

GROUND FLOOR

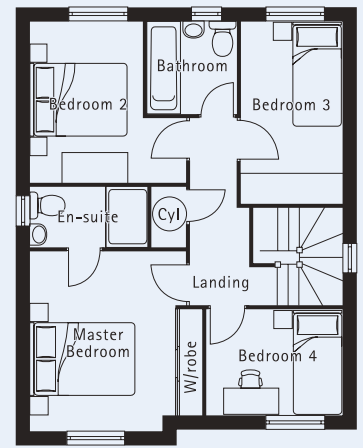
Lounge	3235 x 5180	10' 7" x 17' 10"
Kitchen/Dining Area	3710 x 6350	12' 2" x 20' 10"
Study	1875 x 2140	6' 2" x 7' 0"
Utility	1850 x 1635	6' 1" x 5' 4"

FIRST FLOOR

Master Bedroom	3735 x 3210	12' 3" x 10' 6"
En-suite	1210 x 2400	3' 11" x 7' 11"
Bedroom 2	3285 x 3200	10' 9" x 10' 6"
Bedroom 3	3750 x 2035	12' 4" x 6' 8"
Bedroom 4	2175 x 2735	7' 2" x 8' 11"
Bathroom	1810 x 1900	5' 11" x 6' 3"



GROUND FLOOR



FIRST FLOOR



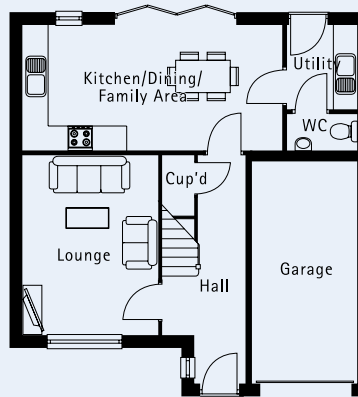
THE ROCHESTER
4 BEDROOM HOME

GROUND FLOOR

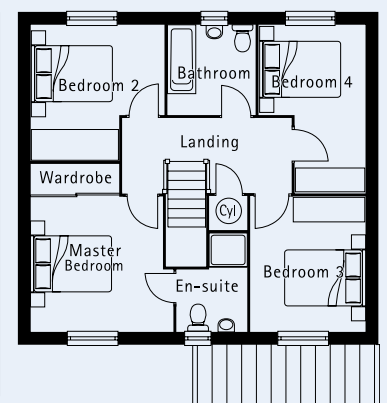
Lounge	4160 x 3160	13' 7" x 10' 4"
Kitchen/Dining Area	6150 x 2910	20' 2" x 9' 6"
Utility	1650 x 1960	5' 5" x 6' 5"

FIRST FLOOR

Master Bedroom	3250 x 3130	10' 8" x 10' 3"
En-suite	1650 x 2325	5' 5" x 10' 11"
Bedroom 2	3190 x 3150	10' 5" x 10' 4"
Bedroom 3	2630 x 3180	8' 7" x 10' 5"
Bedroom 4	2480 x 3925	8' 1" x 12' 11"
Bathroom	2100 x 2040	6' 11" x 6' 8"



GROUND FLOOR



FIRST FLOOR

Computer Generated Images and floorplans show typical Durham & Rochester house types. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.

THINFORD GARDENS



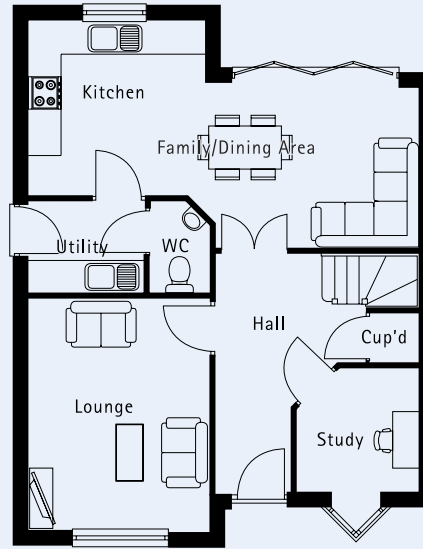
THE SHREWSBURY 4 BEDROOM HOME PLUS STUDY

GROUND FLOOR

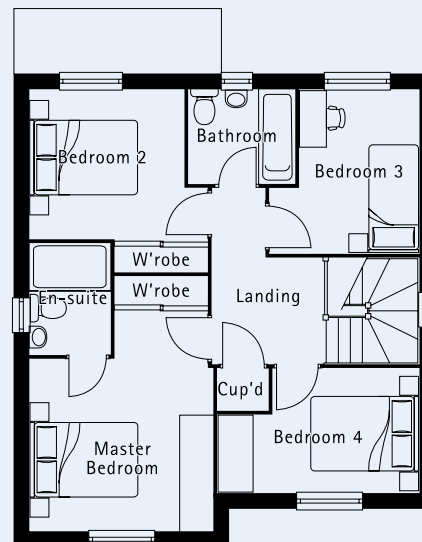
Lounge	3365 x 5265	11' 0" x 17' 3"
Dining/Family	2960 x 3660	9' 8" x 12' 0"
Kitchen	3690 x 3230	12' 1" x 10' 7"
Utility	1635 x 2175	5' 4" x 7' 2"
Study	2200 x 2275	7' 3" x 7' 6"

FIRST FLOOR

Master Bedroom	3975 x 3350	13' 1" x 11' 0"
En-suite	1465 x 2035	4' 9" x 6' 8"
Bedroom 2	2730 x 2665	8' 11" x 8' 8"
Bedroom 3	2735 x 3000	8' 11" x 9' 11"
Bedroom 4	3700 x 3320	12' 2" x 10' 11"
Bathroom	1690 x 2110	5' 6" x 6' 11"



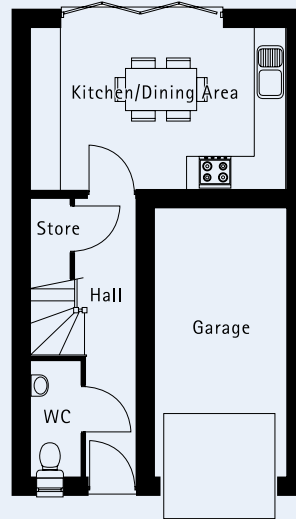
GROUND FLOOR



FIRST FLOOR



THE WELLS
4 BEDROOM HOME



GROUND FLOOR

GROUND FLOOR

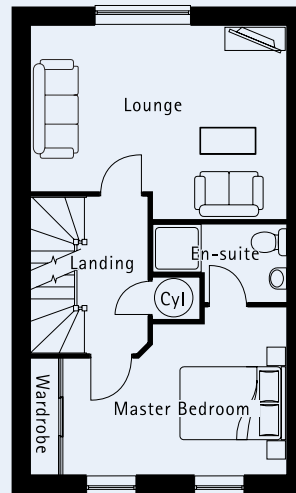
Kitchen/Dining Area	2980 x 4750	9' 9" x 15' 7"
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FIRST FLOOR

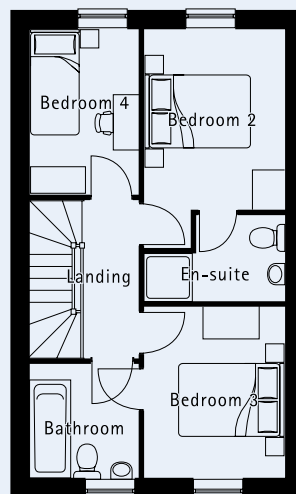
Lounge	3595 x 4750	11' 10" x 15' 7"
Master Bedroom	4100 x 3110	13' 5" x 10' 2"
En-suite	1500 x 2500	4' 11" x 8' 2"

SECOND FLOOR

Bedroom 2	2630 x 3360	8' 7" x 11' 0"
En-suite	1590 x 2630	5' 2" x 8' 7"
Bedroom 3	2630 x 3190	8' 7" x 10' 5"
Bedroom 4	2040 x 3030	6' 8" x 9' 11"
Bathroom	2040 x 2100	6' 8" x 6' 11"



FIRST FLOOR



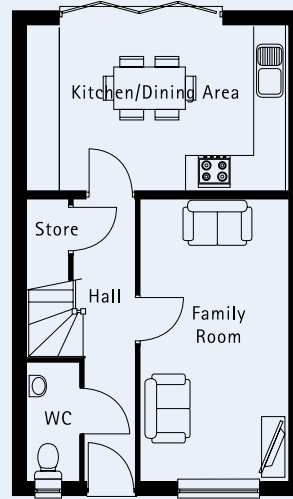
SECOND FLOOR

Computer Generated Image and floorplans show a typical Wells house type. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.

THINFORD GARDENS



THE WELLS SPECIAL 4 BEDROOM HOME



GROUND FLOOR

GROUND FLOOR

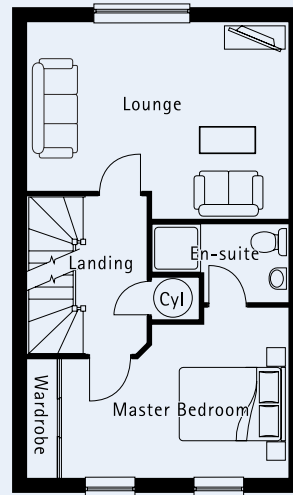
Kitchen/Dining Area	2980 x 4750	9' 9" x 15' 7"
Family Room	5125 x 2670	16' 10" x 8' 9"

FIRST FLOOR

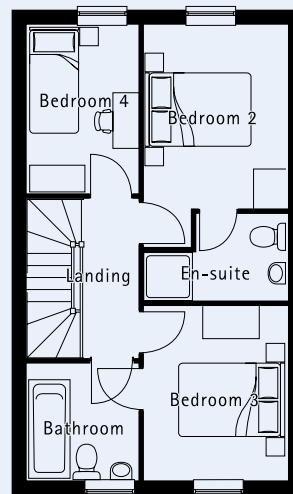
Lounge	3595 x 4750	11' 10" x 15' 7"
Master Bedroom	4100 x 3110	13' 5" x 10' 2"
En-suite	1500 x 2500	4' 11" x 8' 2"

SECOND FLOOR

Bedroom 2	2630 x 3360	8' 7" x 11' 0"
En-suite	1590 x 2630	5' 2" x 8' 7"
Bedroom 3	2630 x 3190	8' 7" x 10' 5"
Bedroom 4	2040 x 3030	6' 8" x 9' 11"
Bathroom	2040 x 2100	6' 8" x 6' 11"



FIRST FLOOR



SECOND FLOOR

SPECIFICATION

In line with Dunelm Homes' policy of continual improvement, we have recently upgraded our standard specification to all the homes that we build. Not only do we provide the very latest in cutting-edge modern kitchen and bathroom design - featuring Porcelanosa tiles, but we also equip them with high quality appliances and fittings by household names such as Hotpoint, Ideal Standard and Indesit.

It's your choice. You will have the luxury of being able to personalise your new home before you've even moved in! Our Options Centre allows you to personalise your home and create your own unique living space by selecting fixtures and fittings from leading manufacturers.

A trip to the Options Centre allows you to have those finishing touches professionally installed and avoids the hassle of paying for costly renovations. If you'd like to tailor your home to suit your individual needs before you've even collected the keys, why not take a tour now and start planning those personal touches?



Summary

Bi fold sliding doors to rear*
 Eye level oven with built in microwave
 Intruder alarm*
 Chrome door handles

Internal

White emulsion finish to all walls
 White emulsion finish to ceilings
 All internal woodwork finished in white gloss
 White gloss painted staircase with handrail and decorative balustrade where applicable
 Panelled wood grain effect internal doors painted white gloss
 Chrome lever handles
 Moulded skirtings & architraves with white gloss paint finish

Kitchen

Fitted quality kitchen from a range of doors and worktops†
 Complete with built in gas hob and extractor hood, single electric oven, and built in microwave
 Stainless steel sink and drainer
 Ceramic wall tiling between worktop and underside of wall units
 Connections for fridge and washing machine/dishwasher*

Heating

Gas-fired condensing boiler
 Central heating through radiators with thermostatic valves to rooms where indicated

Bathroom & en suite (where applicable)

Ideal Standard bathroom suite in white with chrome fittings including dual flush WC
 Ceramic tiling - half tiled around bath, splashback over basin, shower cubicles (where applicable) fully tiled

Electrical

TV aerial point to Lounge/Master Bedroom (Connection to loft space but no aerial fitted)
 Telephone point*
 External light to front door
 Power and lighting provided to garage. (some detached garages may differ*)

Security & Safety

GRP front door and rear doors with 5 lever mortice locks
 Windows fitted with locking handles where appropriate
 Interconnecting mains supplied smoke alarms with battery back up
 Intruder alarm*

Externals

Double glazed white UPVC windows
 Double glazed white GRP external door with multipoint locking
 White UPVC barge boards and soffits
 Front gardens turfed/planted where appropriate in accordance with landscaping scheme
 Dividing fences to be 1200mm high post and two rail with 1800mm high with capping against public spaces
 Paving will be provided outside french window/Bi fold sliding door, rear and side doors where appropriate
 Tarmac drives

* House type specific, check working drawings

† Subject to build stage

Important: All particulars on this brochure should be treated as guidance only and cannot be relied upon as accurately describing any of the prescribed matters specified by an Order under the Property Misdescriptions Act 1991. These particulars are for illustration only, nor do they constitute a contract, part of a contract or a warranty. We operate a policy of continuous product development and the individual features such as windows, doors and elevational treatments may vary from time to time. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. The contents illustrated here will not necessarily be included in the specific plot purchased. Working drawings of the house type are available showing the relevant details and should be viewed.

THINFORD GARDENS

SPENNYMOOR



FIND YOUR PERFECT HOME
IN SPENNYMOOR

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