



# ORIENS FIELD

SCARBOROUGH

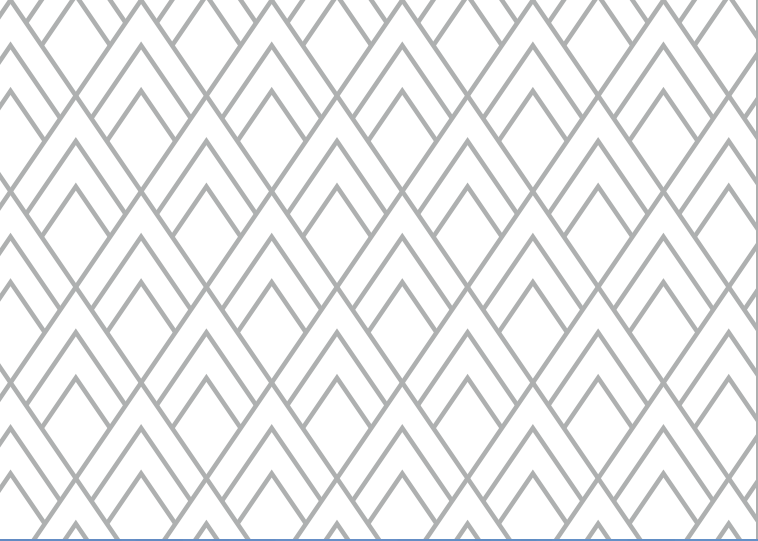
FIND YOUR  
PERFECT  
PLACE TO  
CALL HOME

[keepmoat.com](http://keepmoat.com)



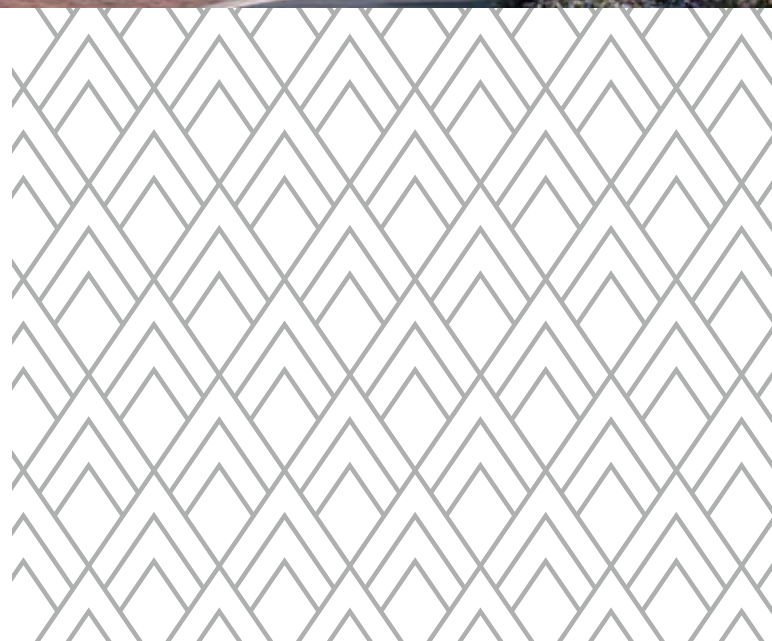


SHIELD WAY, OFF PELTON WHEEL LANE, SCARBOROUGH, YO11 3WG

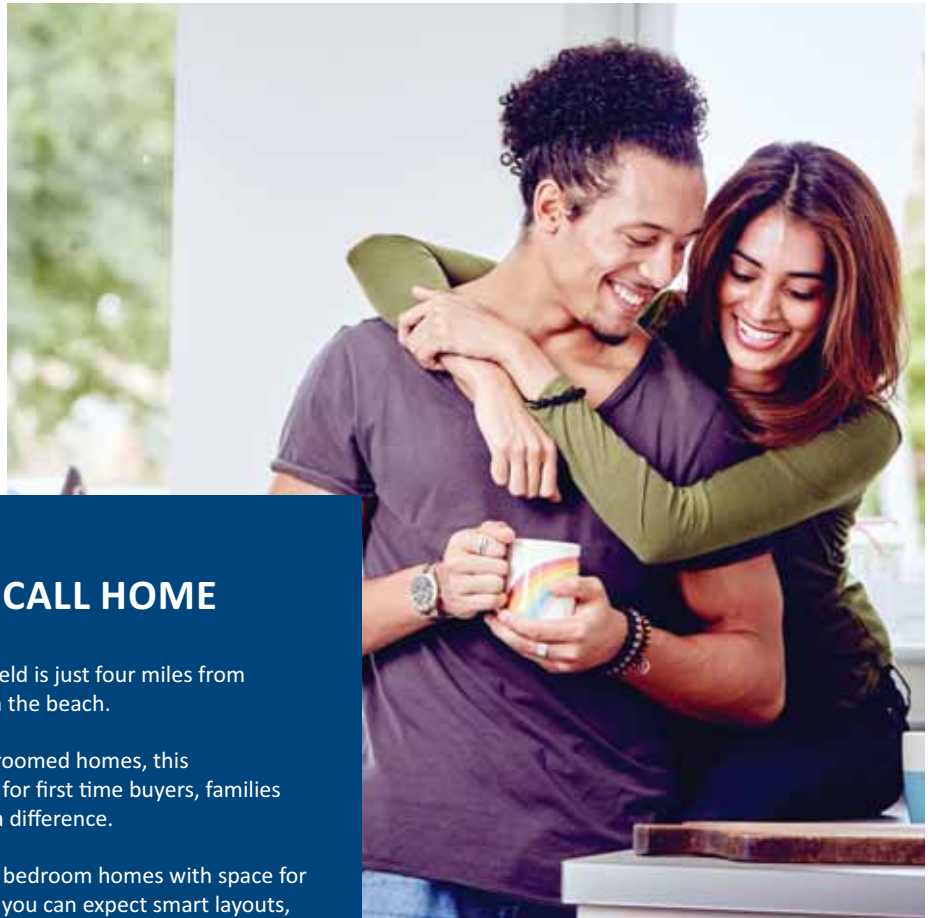


ORIENS  
FIELD

► WELCOME TO  
**ORIENS FIELD**



- **WELCOME**  
LOCATION  
TRAVEL LINKS  
PICTURE YOURSELF HERE  
SITE PLAN  
MAKE IT YOUR OWN  
SPECIFICATION  
HEALTH & SAFETY  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING



## A GREAT NEW PLACE TO CALL HOME

Named after the Latin word for east, Oriens Field is just four miles from Scarborough, and only a 10-minute drive from the beach.

With a wide range of two, three and four bed roomed homes, this thoughtfully-designed development is perfect for first time buyers, families and anyone looking for a modern home with a difference.

So, whether you choose a stylish two or three bedroom homes with space for home working, or a spacious detached home, you can expect smart layouts, energy-efficient tech that keeps your living costs low.

To make the outside of your new home just as appealing, everything has been designed around green open spaces and walkways. And when you're ready to explore further afield, it's easy to hop on the A64 or catch a train at Seamer Station.

*Why not make the most of our buying schemes for first time buyers, free mortgage assistance or the hassle-free Easymove service, too?*



*Easymove*



# ▶ LIFE IN SCARBOROUGH



From the tranquil sands of Cayton Bay to the bright lights and bustle of Scarborough and Bridlington, you can visit the coast whenever you choose at Oriens Field. Take a train in the opposite direction and you can also be in Yorkshire's food capital, Malton in just over 15 minutes, or York in under 40. Whether you are shopping, surfing or on the school run, one thing is certain: you never have to travel far from home.

### **Good schools. Better school runs**

With several OFSTED rated 'GOOD' schools in the neighbourhood, school runs are refreshingly simple. Just over half a mile from home, you'll find Braeburn Primary School and Nursery School. And George Pindar Secondary School is not much further. There's also a good choice of schools in nearby Seamer and Cayton, not to mention a host of other options closer to Scarborough.

### **An area of outstanding natural beauty**

From the carefully curated grounds, waterfalls and pagodas of Scarborough's Peasholm Park to the breath-taking wilderness of the North Yorkshire Moors, nature is all around you. Breathe in fresh sea air on the cliff-top paths between Cayton Bay and Scarborough or trek the winding Cleveland Way to Runswick Bay. Closer to home, the Burtons Riggs Nature Reserve is a perfect place to watch tufted ducks, grey heron, and the world drift by.

### **Bags of places to shop**

Need to do the weekly shop? Morrisons is less than two miles away, Lidl just over three and Sainsbury's and Tesco only four. You'll be spoilt for choice when it comes to shopping sprees, too – with the best in high street retail at the Brunswick Shopping Centre, and quirky independent traders at the bustling Market Hall and Vaults. Don't miss the food market at Malton either, or a chance to hop on the train at Seamer and browse York's cobbled streets and quaint boutiques.

### **Brilliant family days out**

Living next to the coast, means there's always something to do on weekends and family days away. From building sandcastles to enjoying the rides at Luna Park, you can be on holiday every day of the week. Dive into the underwater world of the Sea Life Centre, fling yourself in the Alpamare Waterpark or set sail on a pirate ship. Why not climb aboard the North Yorkshire Moors railway too? Or, visit the award-winning zoo and roller coasters at Flamingo Land.



WELCOME

▶ LOCATION

TRAVEL LINKS

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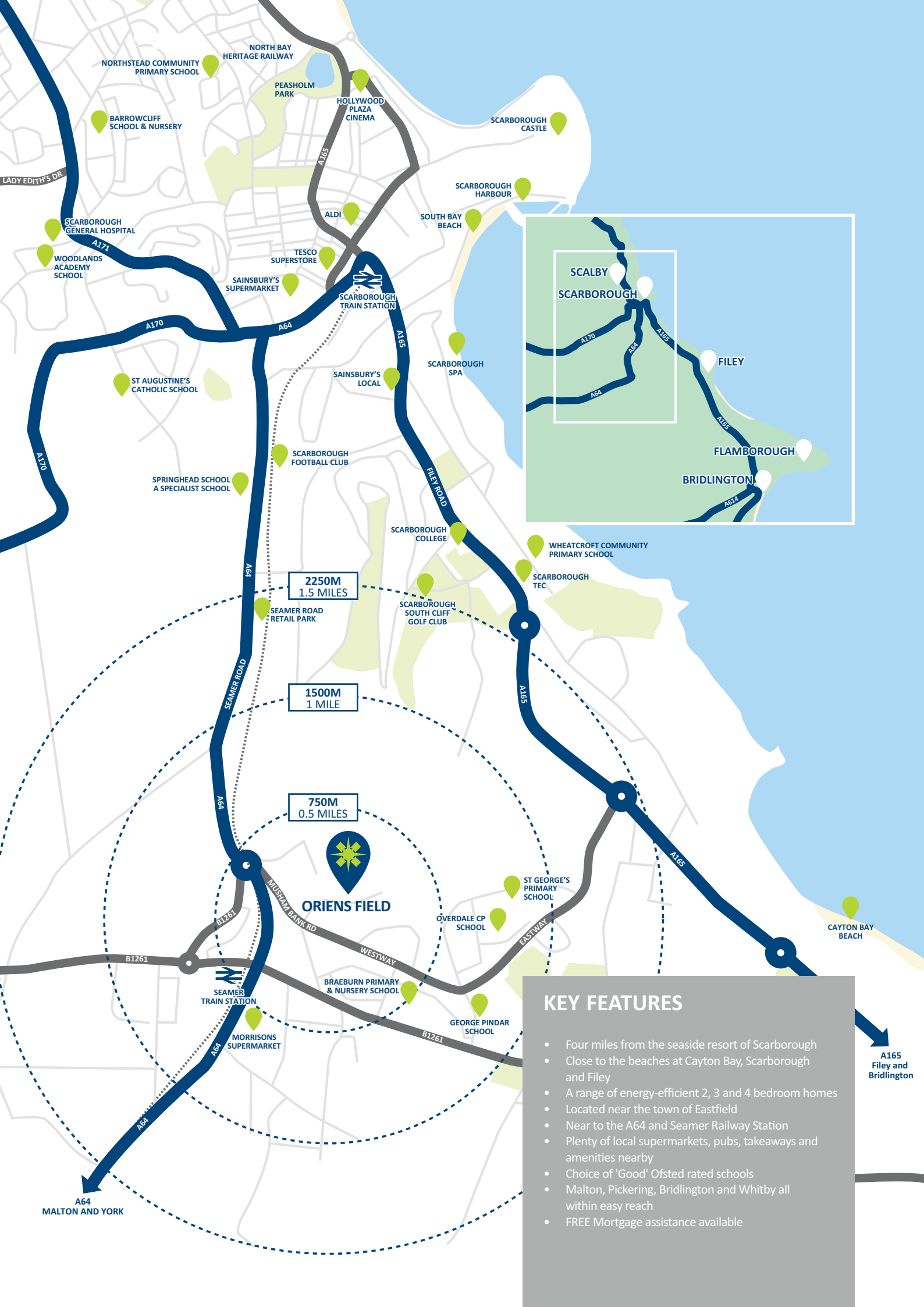
MAKE IT YOUR OWN

SPECIFICATION

HEALTH & SAFETY

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



2250M  
1.5 MILES

1500M  
1 MILE

750M  
0.5 MILES



**ORIENS FIELD**

### KEY FEATURES

- Four miles from the seaside resort of Scarborough
- Close to the beaches at Cayton Bay, Scarborough and Filey
- A range of energy-efficient 2, 3 and 4 bedroom homes
- Located near the town of Eastfield
- Near to the A64 and Seamer Railway Station
- Plenty of local supermarkets, pubs, takeaways and amenities nearby
- Choice of 'Good' Ofsted rated schools
- Malton, Pickering, Bridlington and Whitby all within easy reach
- FREE Mortgage assistance available

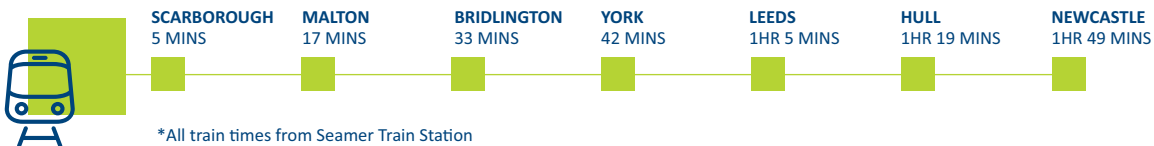
A165  
Filey and  
Bridlington

A64  
MALTON AND YORK

## ▶ TRAVEL LINKS

### TRAVEL MADE SIMPLE

Oriens Field is located four miles from Scarborough and just off the A64 - making it ideal for weekday commutes to Malton, York and even Leeds. With regular services to Scarborough, York and Sheffield, nearby Seamer Station is also a reliable option. Alternatively, you can hop on the 7A bus at Westway, and ride all the way to Scarborough.



\*All times are take from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

### ▶ TRAVEL LINKS

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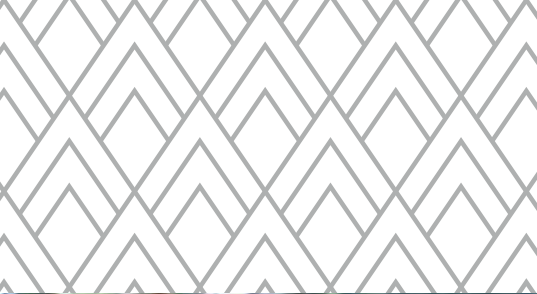
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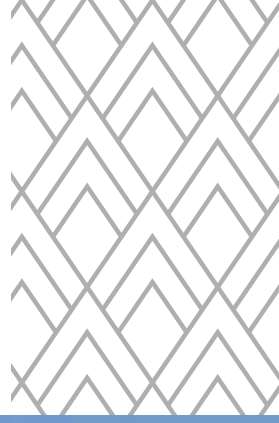
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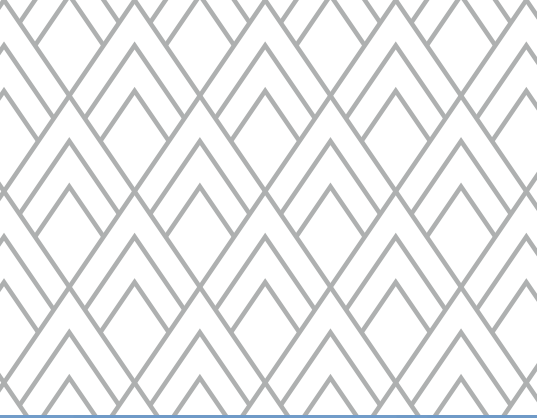




▶ TRAVEL LINKS



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## ► SITE PLAN

	<b>THE HALSTEAD</b> 2 bedroom home		<b>THE BAYSDALE</b> 2 bedroom apartment
	<b>THE DANBURY</b> 3 bedroom home		<b>THE LOCKWOOD</b> 2 bedroom home
	<b>THE WENTWORTH</b> 3 bedroom home		<b>THE KIELDER</b> 3 bedroom home
	<b>THE CADDINGTON</b> 3 bedroom home		<b>THE CHELBURN</b> 3 bedroom home
	<b>THE WARWICK</b> 3 bedroom home		<b>THE WALDON</b> 3 bedroom home
	<b>THE WINDSOR</b> 3 bedroom home		<b>THE CONISTON</b> 3 bedroom home
	<b>THE BAMBURGH</b> 3 bedroom home		<b>THE WHITEWATER</b> 3 bedroom home
	<b>THE ROTHWAY</b> 4 bedroom home		<b>THE WEAVER</b> 3 bedroom home
	<b>THE RICHMOND</b> 4 bedroom home		<b>THE BRADSHAW</b> 3 bedroom home
	<b>THE HARDWICK</b> 4 bedroom home		<b>THE ROUNDHILL</b> 4 bedroom home
			<b>THE HOVETON</b> 4 bedroom home

 **SALES INFORMATION CENTRE**  
Garages 6, 7 & 8

 **SHOWHOMES**  
Plots 6, 7 & 8



WELCOME  
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



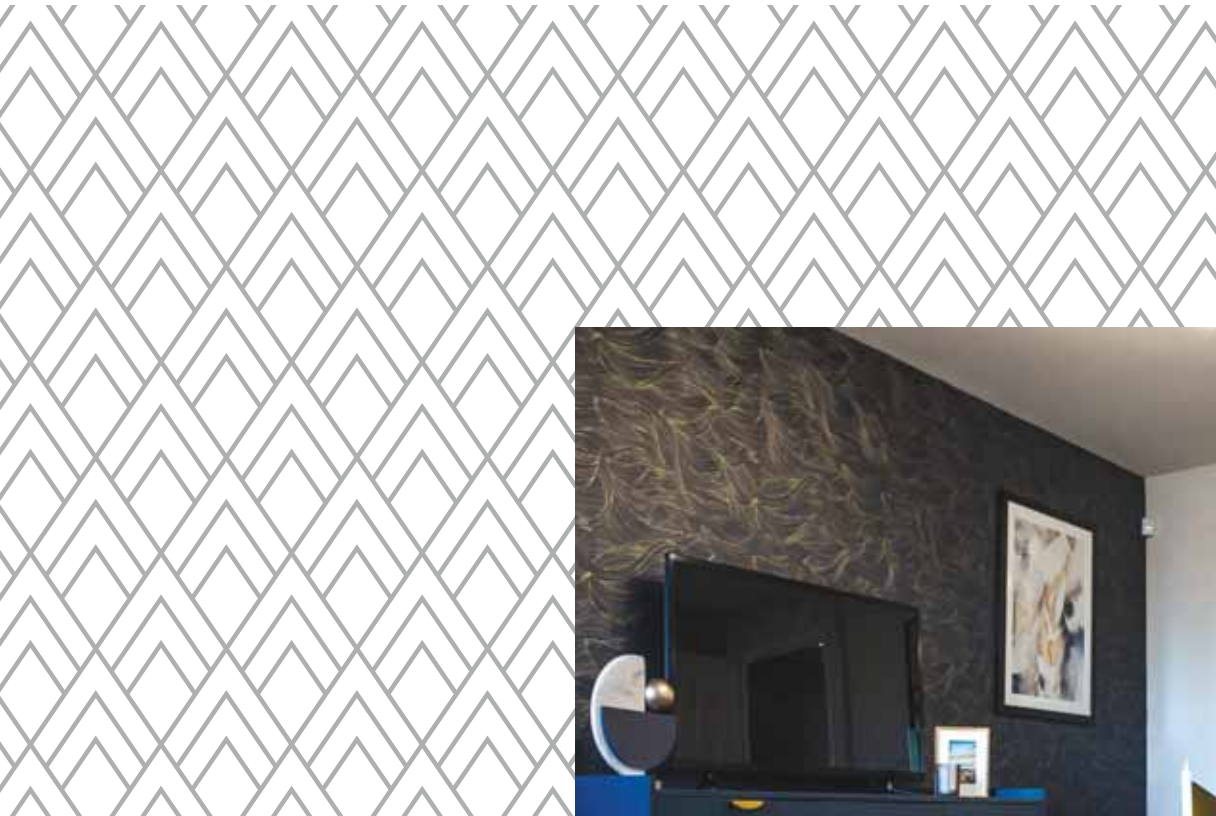
► MAKE IT YOUR OWN



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## WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty\**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION



### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*



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## GENERAL

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- ✓ Chrome finish ironmongery to internal doors
- ✓ Landscaped front garden
- ✓ 1.8m close boarded fence\* Plot specific treatments should be discussed with your Sales Executive
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves

## DECORATING

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- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork

## KITCHEN / UTILITY

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- ✓ Choice of kitchen units\*
- ✓ Choice of worktop with upstand\*
- ✓ Stainless steel conventional electric oven
- ✓ Gas hob
- ✓ Stainless steel splashback
- ✓ Integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

*Make it your own with our range of optional extras*

## BATHROOM

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- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom\* (Splashback to basin & around bath)
- ✓ Thermostatic shower over bath with tiled enclosure and glass screen\*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant flush light fitting

## EN-SUITE

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- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to shower enclosure\* (Splashback to basin & full height to shower enclosure)
- ✓ Thermostatic shower\*
- ✓ Extractor fan
- ✓ Moisture resistant flush light fitting
- ✓ Glass shower enclosure

## ELECTRICAL

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- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties\*\*
- ✓ White sockets and switches
- ✓ Pendant light fittings

## SAFETY & SECURITY

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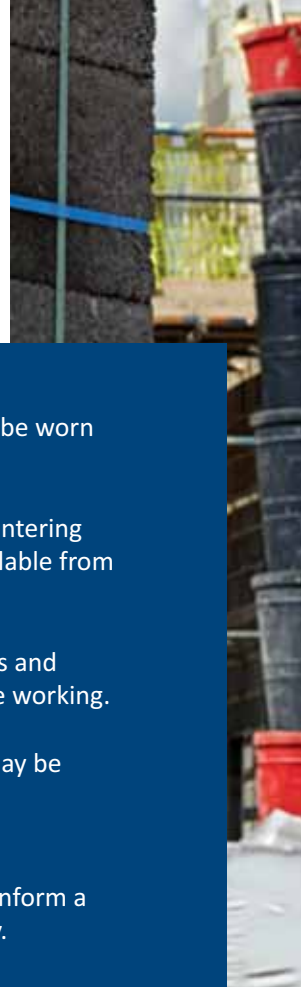
- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are \*housetype specific. \*\*Fibre broadband requires subscription with own supplier. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



## ► HEALTH & SAFETY

**At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.**



- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

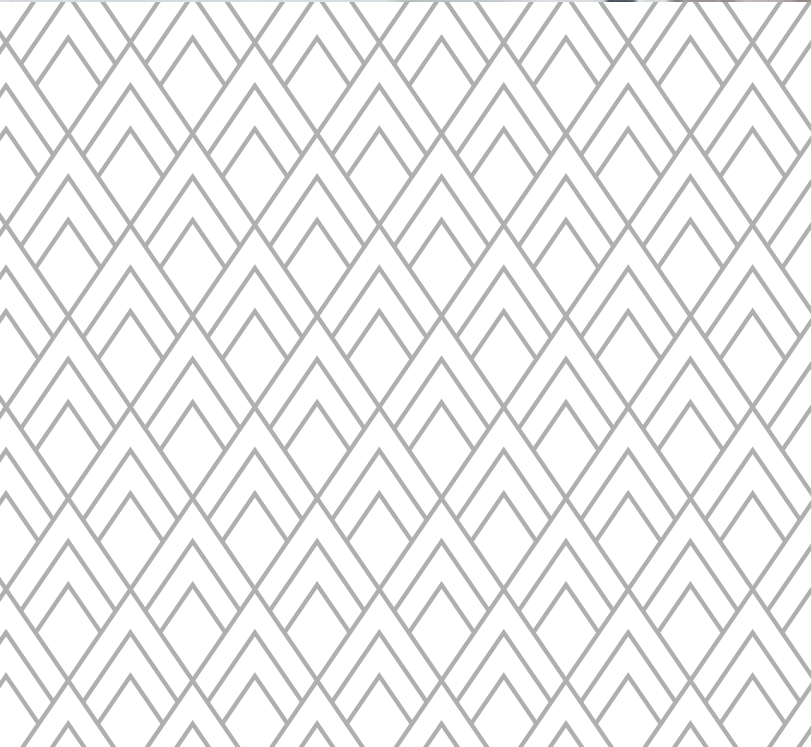
*For a safe and enjoyable visit please observe these guidelines at all times.*

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YOUR BUYING GUIDE  
30,000 HOMES & COUNTING



## ▶ YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



## STEP 04

### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



## STEP 05

### Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



## STEP 06

### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





## 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it's your home.*

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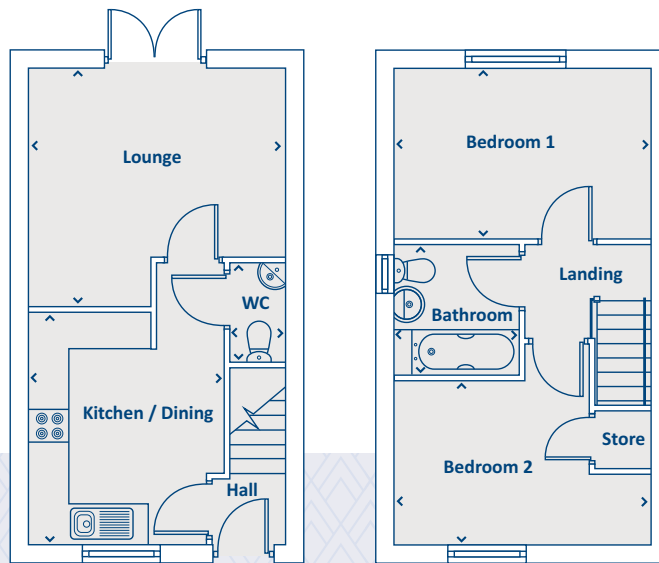
▶ **30,000 HOMES & COUNTING**

*Start the next  
exciting chapter  
in your life*



Artists impression, features may vary

# THE HALSTEAD 2 bedroom home



## GROUND FLOOR

Kitchen / Dining	3625 x 3045	11'11" x 10'0"
Lounge	3717 x 3993	12'2" x 13'1"
WC	1558 x 855	5'1" x 2'10"

## FIRST FLOOR

Bathroom	2016 x 1941	6'7" x 6'4"
Bedroom 1	2673 x 3993	8'9" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

**PLEASE NOTE:**

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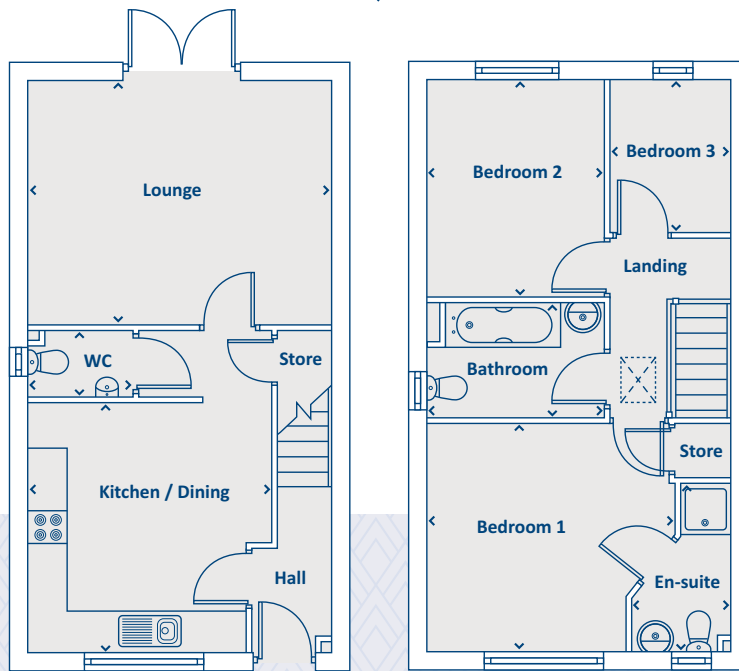






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## THE DANBURY 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

### FIRST FLOOR

Bathroom	1661 x 2587	5'5" x 8'6"
Bedroom 1	3390 x 3646	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"

› Longest measurement taken

**PLEASE NOTE:**

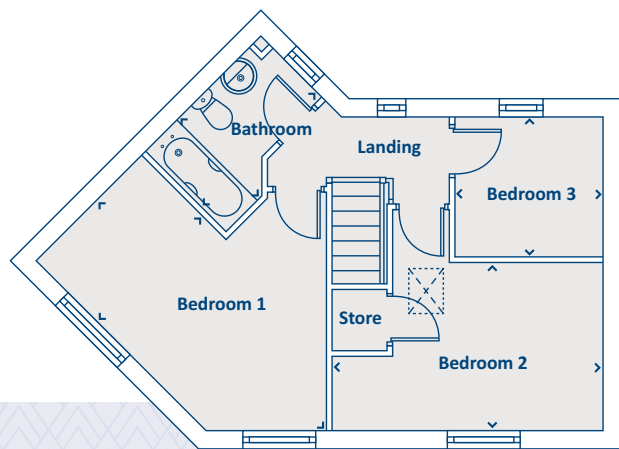
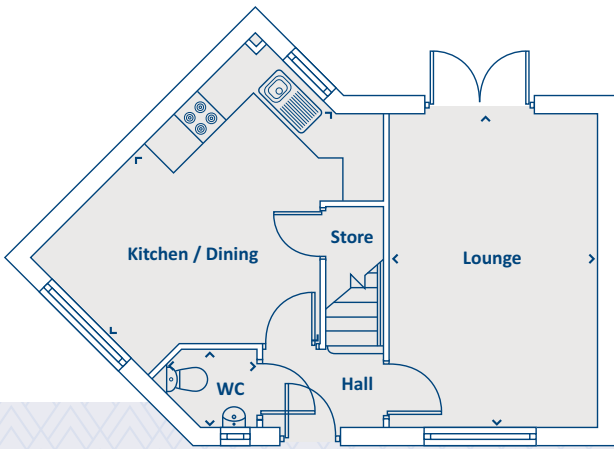
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# THE WENTWORTH 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4071 x 4960	13'4" x 16'3"
Lounge	3210 x 4848	10'6" x 15'11"
WC	1396 x 1270	4'7" x 4'2"

## FIRST FLOOR

Bathroom	1700 x 2530	5'7" x 8'4"
Bedroom 1	5035 x 2337	16'6" x 7'8"
Bedroom 2	4215 x 2618	13'10" x 8'7"
Bedroom 3	2276 x 2137	7'6" x 7'0"

› Longest measurement taken

**PLEASE NOTE:**

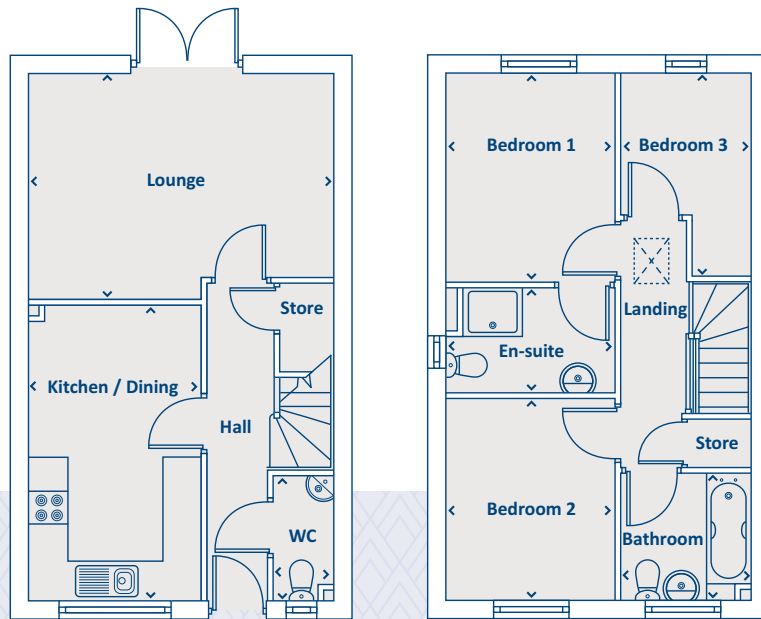
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# THE CADDINGTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

## FIRST FLOOR

Bathroom	1940 x 2027	6'4" x 6'8"
Bedroom 1	3295 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"

› Longest measurement taken

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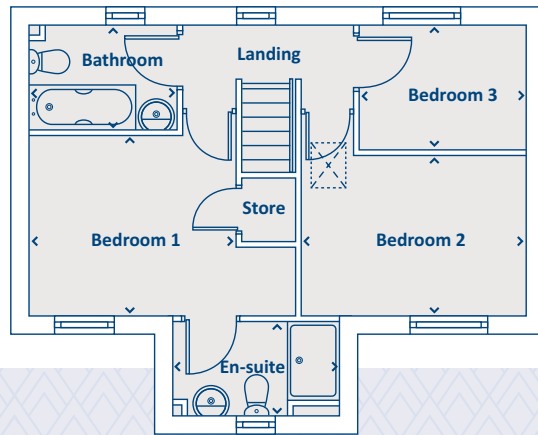
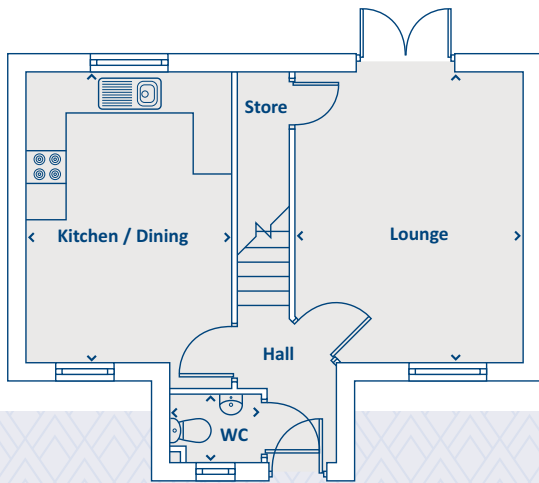
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# THE WARWICK 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

## FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"

› Longest measurement taken

**PLEASE NOTE:**

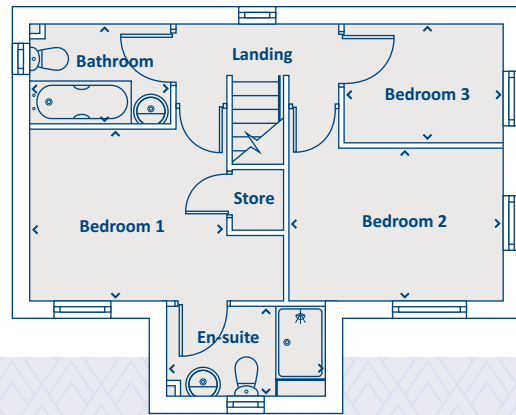
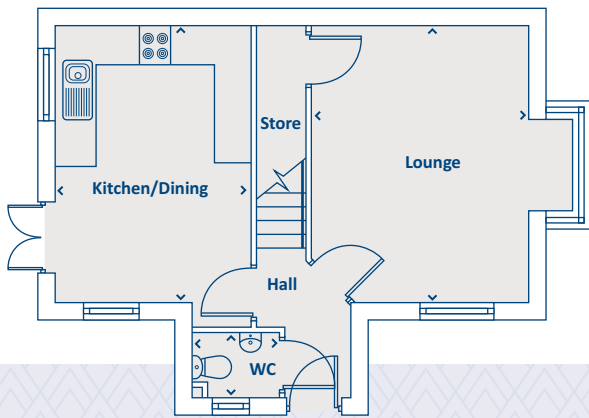
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# THE WINDSOR 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

## FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
En-suite	2598 x 1482	8'6" x 4'10"

› Longest measurement taken

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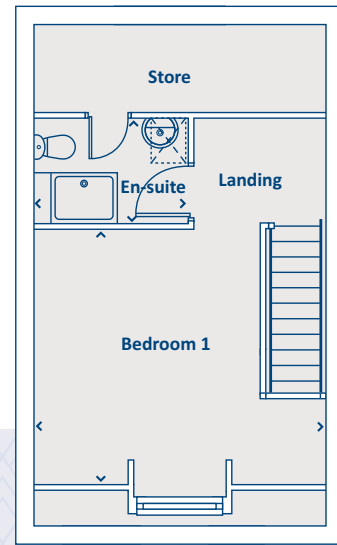
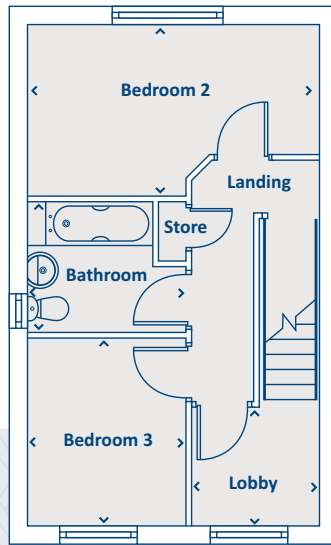
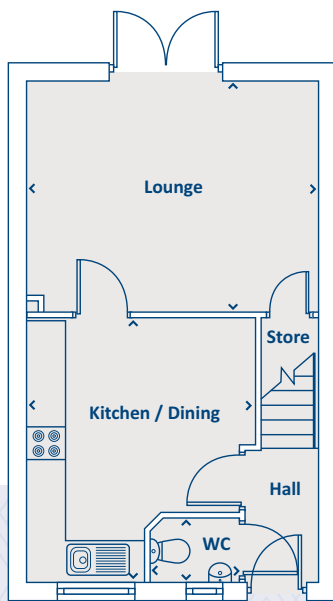
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Artists impression, features may vary

# THE BAMBURGH 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"

## FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

## SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

**PLEASE NOTE:**

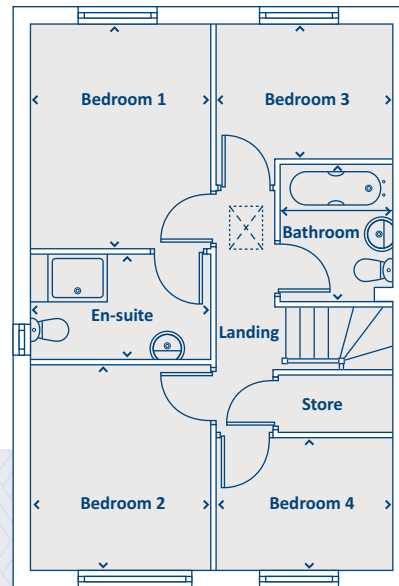
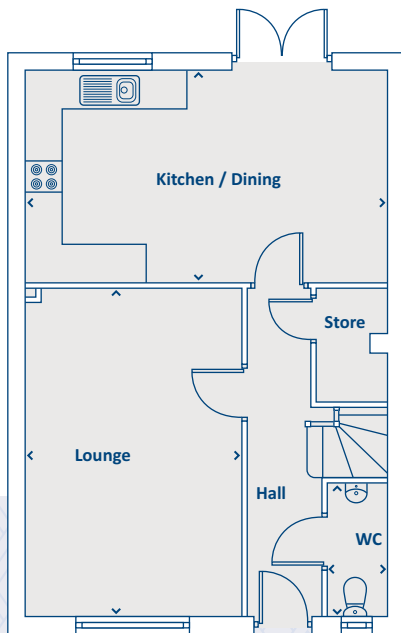
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Artists impression, features may vary

## THE ROTHWAY 4 bedroom home



### GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

› Longest measurement taken

### FIRST FLOOR

Bathroom	2093 x 1700	6'10" x 5'7"
Bedroom 1	3469 x 2761	11'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
En-suite	1644 x 2761	5'5" x 9'1"

**PLEASE NOTE:**

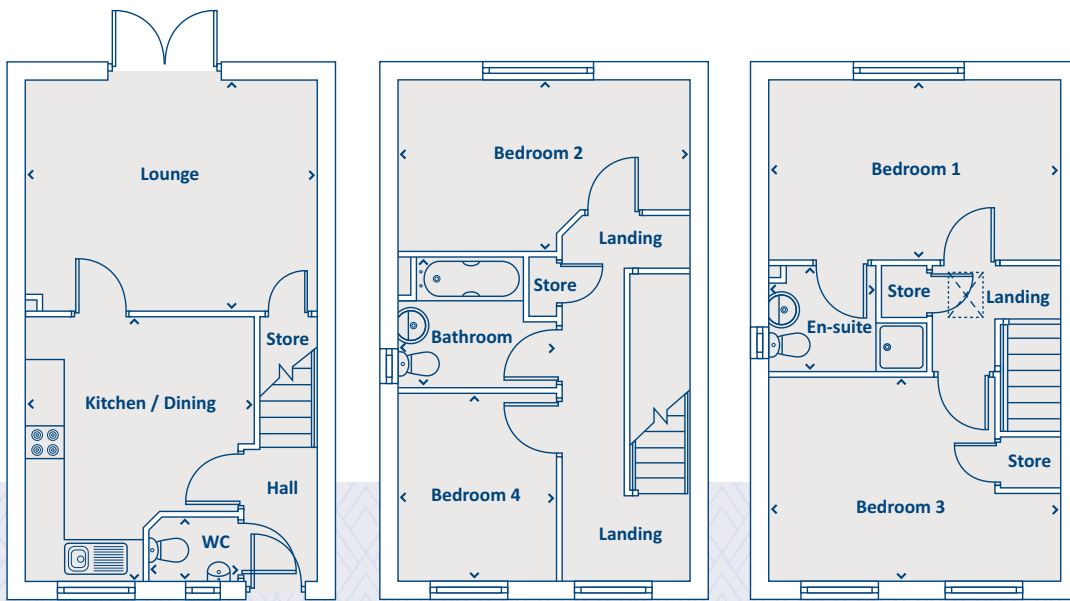
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Artists impression, features may vary

# THE RICHMOND 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3580 x 4499	11'9" x 14'9"
WC	1010 x 1408	3'4" x 4'7"

## FIRST FLOOR

Bathroom	2034 x 2465	6'8" x 8'1"
Bedroom 2	2670 x 4499	8'9" x 14'9"
Bedroom 4	2883 x 2465	9'6" x 8'1"

## SECOND FLOOR

Bedroom 1	2793 x 4499	9'2" x 14'9"
En-suite	1658 x 2433	5'5" x 8'0"
Bedroom 3	3136 x 4499	10'3" x 14'9"

› Longest measurement taken

**PLEASE NOTE:**

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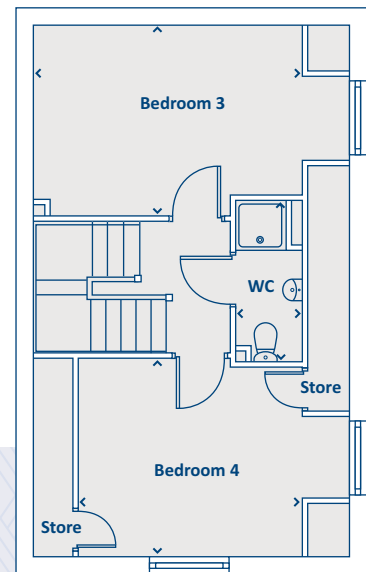
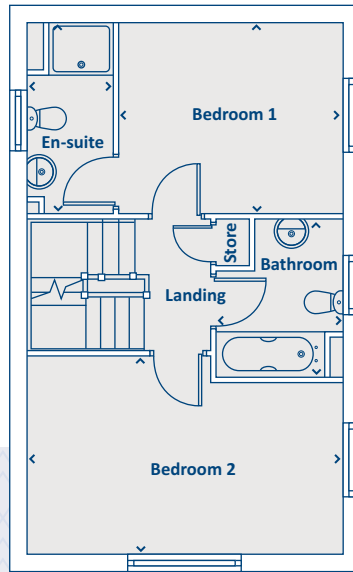
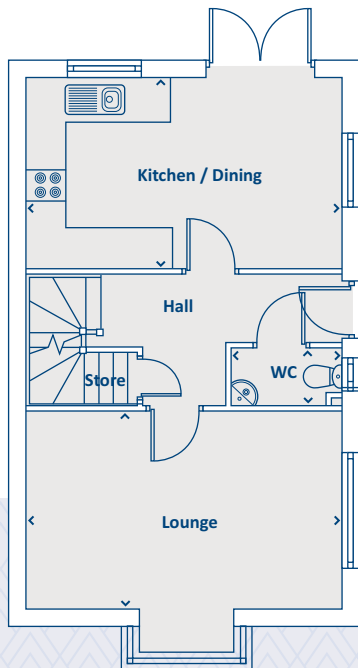






Artists impression, features may vary

# THE HARDWICK 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"

## FIRST FLOOR

Bathroom	2423 x 1941	7'11" x 6'4"
Bedroom 1	2960 x 3440	9'9" x 11'3"
Bedroom 2	3048 x 4848	10'0" x 15'11"
En-suite	2960 x 1315	9'9" x 4'4"

## SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2910 x 3458	9'7" x 11'4"
WC	2480 x 999	8'2" x 3'3"

› Longest measurement taken

**PLEASE NOTE:**

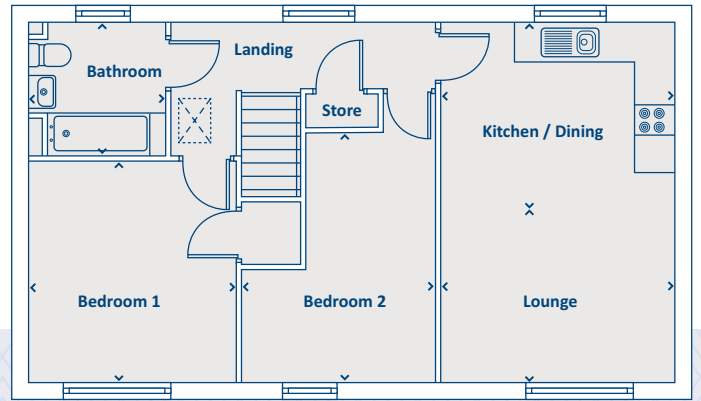
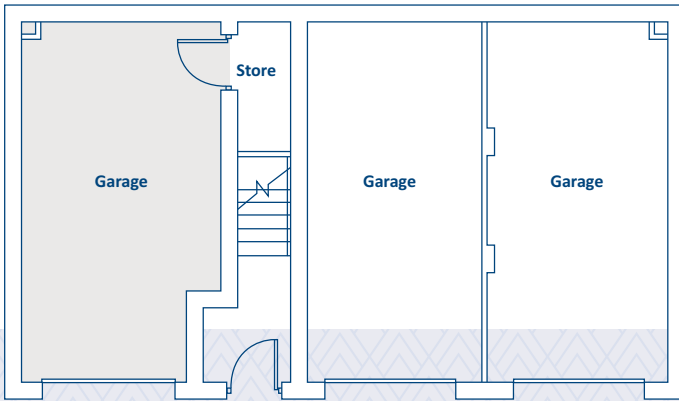
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Artists impression, features may vary

## THE BAYSDALE 2 bedroom apartment



### FIRST FLOOR

Kitchen / Dining	3888 x 3100	12'9" x 10'2"
Lounge	3888 x 2885	12'9" x 9'6"
Bedroom 1	3462 x 3682	11'4" x 12'1"
Bedroom 2	3262 x 4208	10'8" x 13'10"
Bathroom	2259 x 2185	7'5" x 7'2"

› Longest measurement taken

**PLEASE NOTE:**

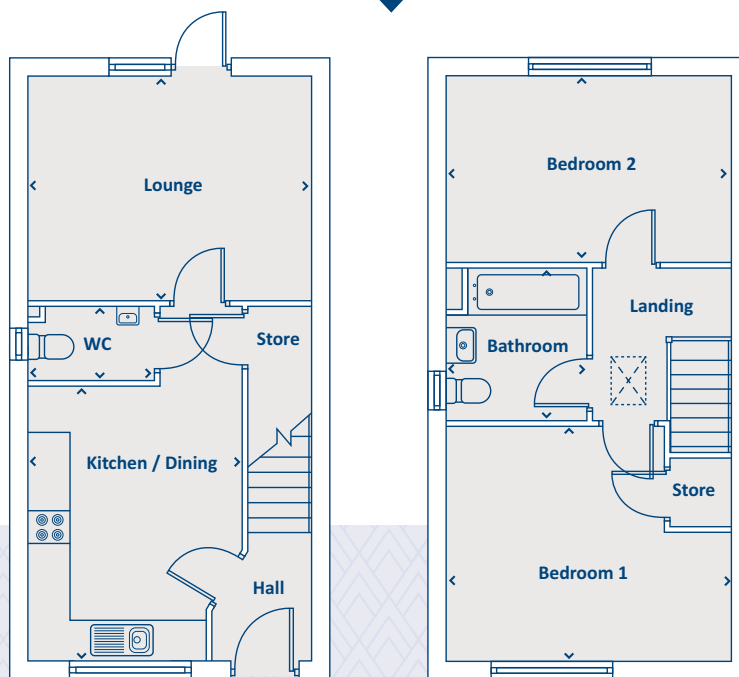
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Artists impression, features may vary

# THE LOCKWOOD 2 bedroom home



## GROUND FLOOR

Kitchen / Dining	3903 x 3143	12'10" x 10'4"
Lounge	3200 x 4086	10'6" x 13'5"
WC	1010 x 1813	3'4" x 5'11"

## FIRST FLOOR

Bedroom 1	3302 x 4086	10'10" x 13'5"
Bedroom 2	2650 x 4086	8'8" x 13'5"
Bathroom	2151 x 2002	7'1" x 6'7"

› Longest measurement taken

**PLEASE NOTE:**

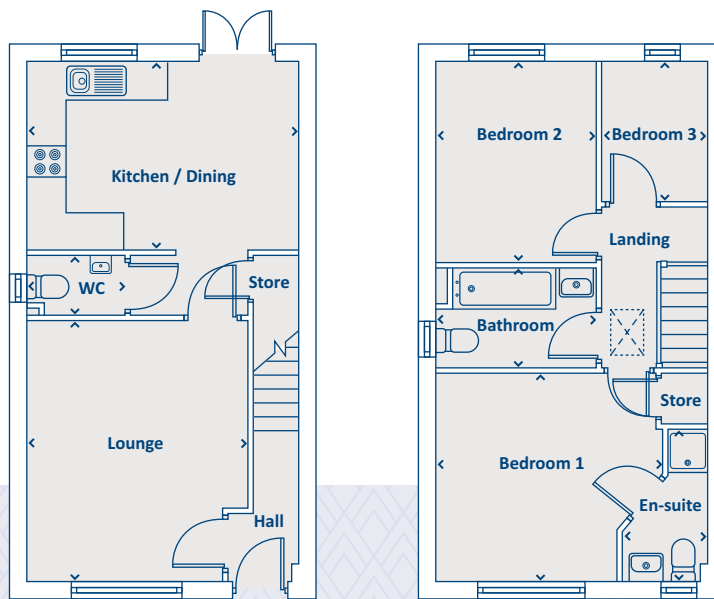
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Artists impression, features may vary

# THE KIELDER 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3035 x 4536	9'11" x 14'11"
Lounge	4264 x 3588	14'0" x 11'9"
WC	975 x 1550	3'2" x 5'1"

## FIRST FLOOR

Bedroom 1	3390 x 3683	11'1" x 12'1"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3224 x 2625	10'7" x 8'7"
Bedroom 3	2238 x 1820	7'4" x 6'0"
Bathroom	1661 x 2625	5'5" x 8'7"

› Longest measurement taken

**PLEASE NOTE:**

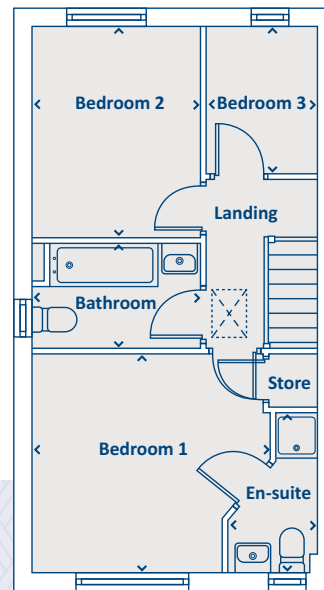
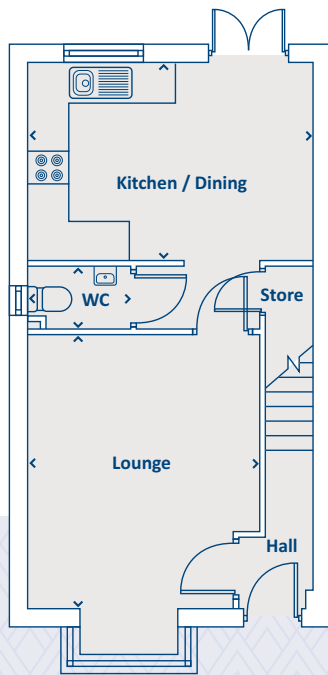
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Artists impression, features may vary

# THE CHELBURN 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3035 x 4536	9'11" x 14'11"
Lounge	4266 x 3588	14'0" x 11'9"
WC	975 x 1550	3'2" x 5'1"

## FIRST FLOOR

Bedroom 1	3390 x 3683	11'1" x 12'1"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3224 x 2623	10'7" x 8'7"
Bedroom 3	2250 x 1820	7'5" x 6'0"
Bathroom	1661 x 2625	5'5" x 8'7"

› Longest measurement taken

**PLEASE NOTE:**

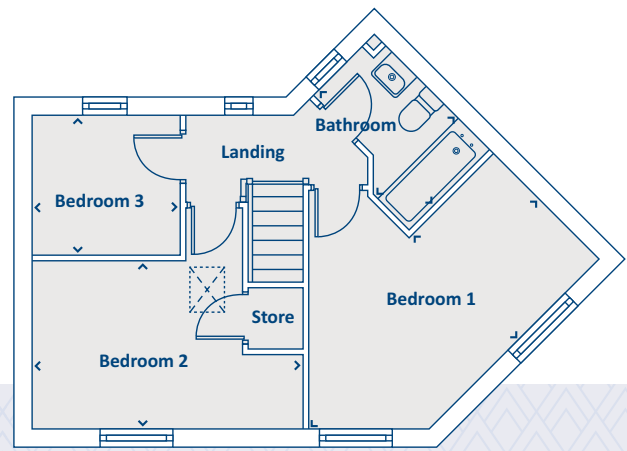
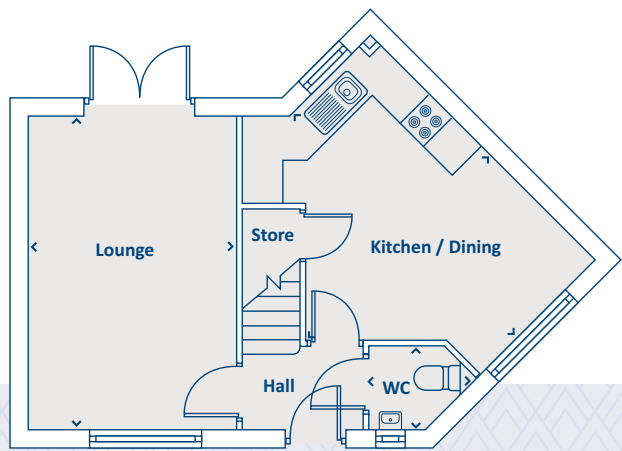
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Artists impression, features may vary

## THE WALDON 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4082 x 4973	13'5" x 16'4"
Lounge	3197 x 4860	10'6" x 15'11"
WC	1432 x 1270	4'8" x 4'2"

### FIRST FLOOR

Bedroom 1	5046 x 2337	16'7" x 7'8"
Bedroom 2	4202 x 2618	13'9" x 8'7"
Bedroom 3	2263 x 2150	7'5" x 7'1"
Bathroom	1711 x 2542	5'7" x 8'4"

› Longest measurement taken

**PLEASE NOTE:**

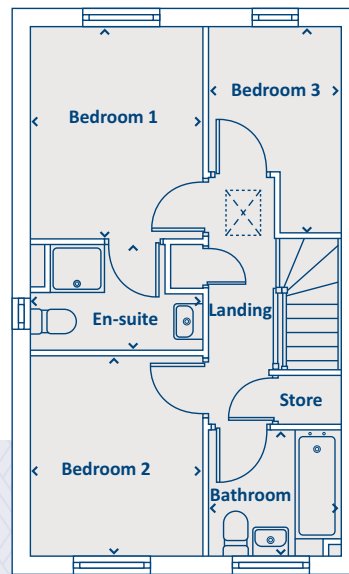
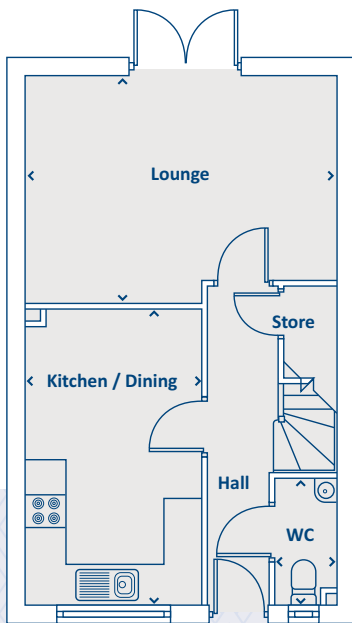
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Artists impression, features may vary

# THE CONISTON 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3534 x 4761	11'7" x 15'7"
WC	1940 x 903	6'4" x 3'0"

## FIRST FLOOR

Bedroom 1	3307 x 2642	10'10" x 8'8"
En-suite	1643 x 2642	5'5" x 8'8"
Bedroom 2	3099 x 2642	10'2" x 8'8"
Bedroom 3	3189 x 2027	10'6" x 6'8"
Bathroom	1940 x 2027	6'4" x 6'8"

› Longest measurement taken

**PLEASE NOTE:**

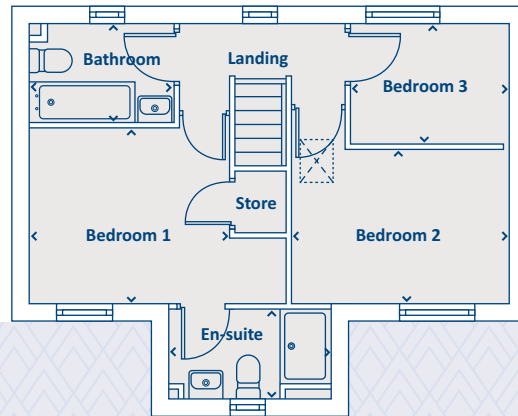
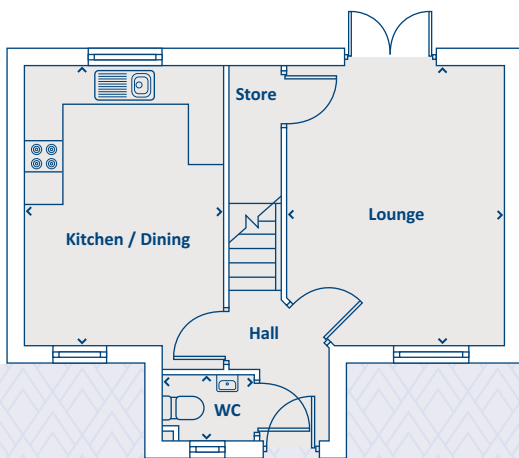
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Artists impression, features may vary

# THE WHITEWATER 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4523	10'6" x 14'10"
Lounge	3542 x 4523	11'7" x 14'10"
WC	1454 x 1100	4'9" x 3'7"

## FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2610 x 1482	8'7" x 4'10"
Bedroom 2	3542 x 2500	11'7" x 8'2"
Bedroom 3	2581 x 1930	8'6" x 6'4"
Bathroom	2292 x 1599	7'6" x 5'3"

› Longest measurement taken

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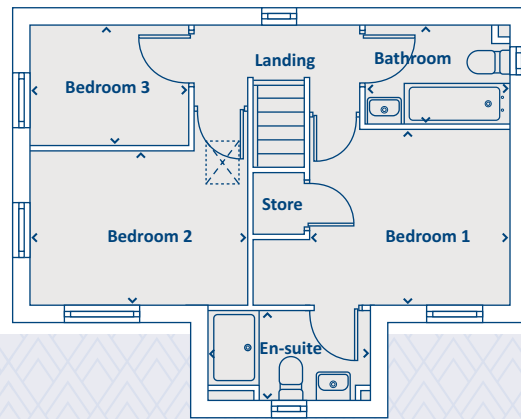
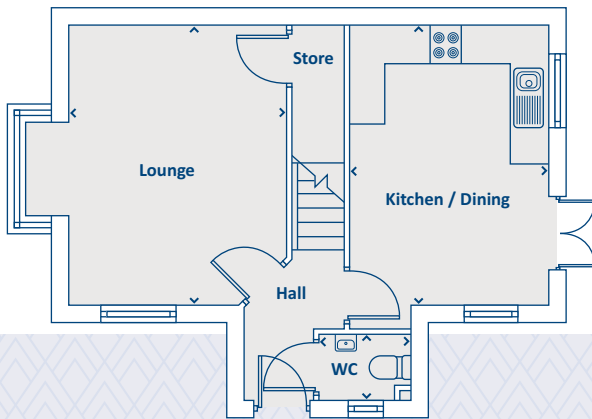






Artists impression, features may vary

# THE WEAVER 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3202 x 4523	10'6" x 14'10"
Lounge	3542 x 4523	11'7" x 14'10"
WC	1450 x 1100	4'9" x 3'7"

## FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2610 x 1482	8'7" x 4'10"
Bedroom 2	3542 x 2500	11'7" x 8'2"
Bedroom 3	581 x 1930	8'6" x 6'4"
Bathroom	2292 x 1599	7'6" x 5'3"

› Longest measurement taken

**PLEASE NOTE:**

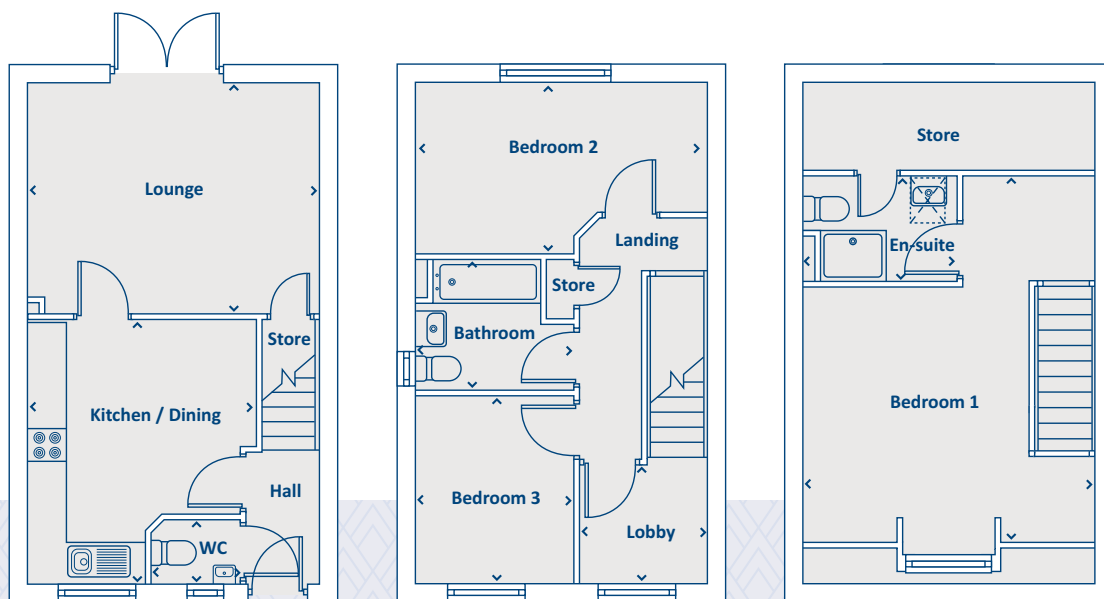
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Artists impression, features may vary

## THE BRADSHAW 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3588 x 4100	11'9" x 13'5"
Lounge	4536 x 3592	14'11" x 11'9"
WC	1470 x 1004	4'10" x 3'4"

### FIRST FLOOR

Bedroom 2	4536 x 2682	14'11" x 8'10"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2503 x 2034	8'3" x 6'8"

### SECOND FLOOR

Bedroom 1	4536 x 5735	14'11" x 18'10"
En-suite	2406 x 1660	7'11" x 5'5"

› Longest measurement taken

**PLEASE NOTE:**

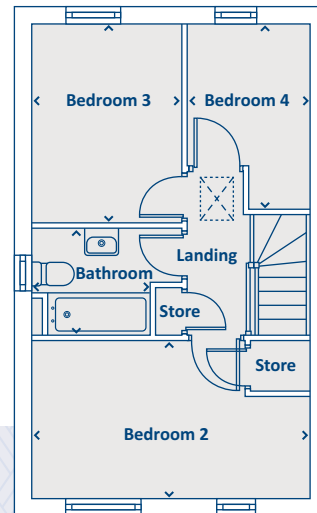
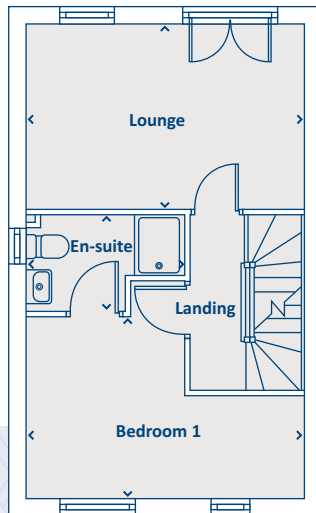
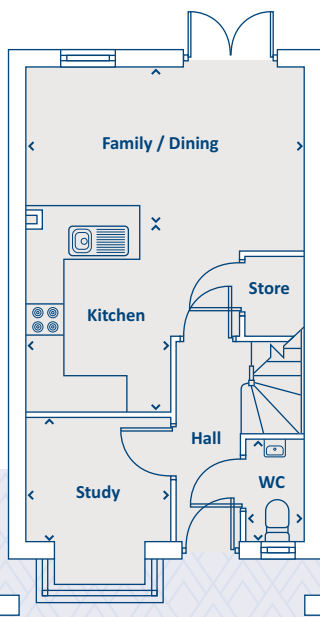
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Artists impression, features may vary

# THE ROUNDHILL 4 bedroom home



## GROUND FLOOR

Family / Dining	2542 x 4536	8'4" x 14'11"
Kitchen	3100 x 2310	10'2" x 7'7"
Study	2050 x 2310	6'9" x 7'7"
WC	1677 x 950	5'6" x 3'1"

## FIRST FLOOR

Bedroom 1	3000 x 4536	9'10" x 14'11"
En-suite	1587 x 2550	5'2" x 8'4"
Lounge	3012 x 4536	9'11" x 14'11"

## SECOND FLOOR

Bedroom 2	2600 x 4536	8'6" x 14'11"
Bedroom 3	3250 x 2450	10'8" x 8'0"
Bedroom 4	3012 x 1993	9'11" x 6'6"
Bathroom	1750 x 1920	5'9" x 6'4"

> Longest measurement taken

**PLEASE NOTE:**

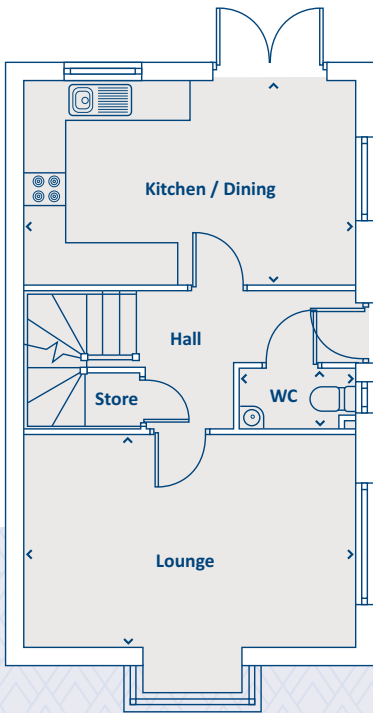
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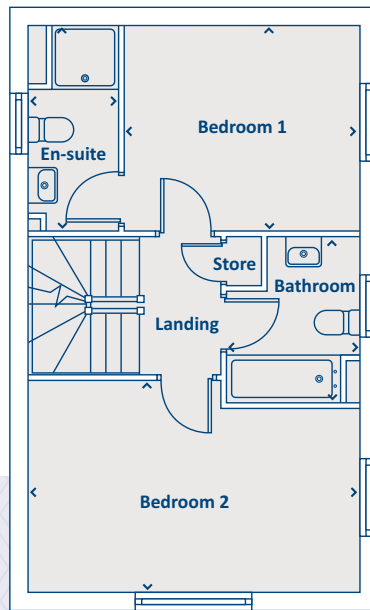
Artists impression, features may vary

# THE HOVETON 4 bedroom home



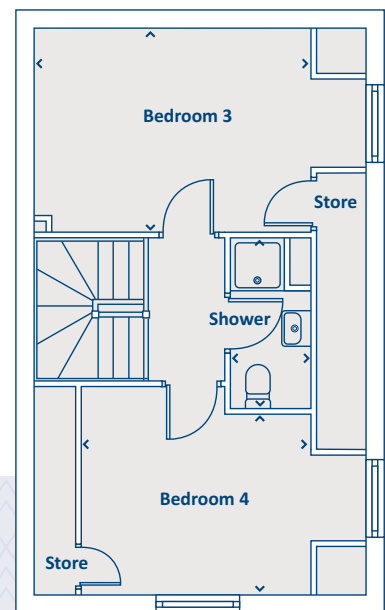
## GROUND FLOOR

Kitchen / Dining	2960 x 4860	9'9" x 15'11"
Lounge	3061 x 4848	10'0" x 15'11"
WC	900 x 1673	2'11" x 5'6"



## FIRST FLOOR

Bedroom 1	2960 x 3453	9'9" x 11'4"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3061 x 4860	10'0" x 15'11"
Bathroom	2423 x 1953	7'11" x 6'5"



## SECOND FLOOR

Bedroom 3	2960 x 4053	9'9" x 13'4"
Bedroom 4	2597 x 3310	8'6" x 10'10"
Shower	2492 x 1149	8'2" x 3'9"

> Longest measurement taken

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# ORIENS FIELD

SCARBOROUGH

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