

AVANT
homes



**WELCOME TO MODERN LIVING AT
ALMA PLACE**

YOUR BEST LIFE STARTS HERE. READY?



Looking for an exceptional new home in Derbyshire? Then look no further. Alma Place offers a range of 2, 3, & 4 bedroom homes in Holmewood, Chesterfield designed with style, comfort, and contemporary living in mind.

Each home features classic French doors, exclusive kitchen designs with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Flexible modern spaces tailored to your needs.

With spectacular Derbyshire countryside on your doorstep and Sheffield and Nottingham just a short drive away, living at Alma Place in Holmewood offers easy access to essential amenities, days out for the whole family and an abundance of places to get out and enjoy the great outdoors.

OUR PROMISE TO YOU

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey isn't just exciting, but rewarding, smooth, and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



LIVING IN HOLMEWOOD

Alma Place boasts all benefits of a peaceful and quaint village with everything you need on your doorstep. For those looking for a more urban lifestyle or just the occasional day out shopping, Chesterfield is only a few minutes drive from the fresh air of Holmewood. With an impressive array of independent and high street shops as well as pubs, restaurants and bars, there is something for everyone to enjoy.



Chesterfield Town Centre

The Five Pits Trail, which runs through Holmewood, is great for walkers, cyclists, pram pushers and horse riders alike. Stretching 5.5 miles, this off-road, well-surfaced route takes you from Grassmoor Country Park to Tibshelf Ponds.

There is a range of good and outstanding OFSTED rated schools nearby including Heath Primary School, North Wingfield Primary, and Tupton Hall School. Alma Place is the perfect place for young professionals and families alike to call home.

With the M1 running right next to Holmewood, residents have direct access to Sheffield, Nottingham and London, making travelling for fun or commuting for work hassle-free. There are also easy links to other major cities in the UK by train and Doncaster Sheffield Airport less than an hour away. Alma Place is the perfect place for young professionals and families alike to call home.



Chesterfield Town Centre



Holmewood Countryside



Chesterfield Parish Church

DEVELOPMENT PLAN



THE ASKERN

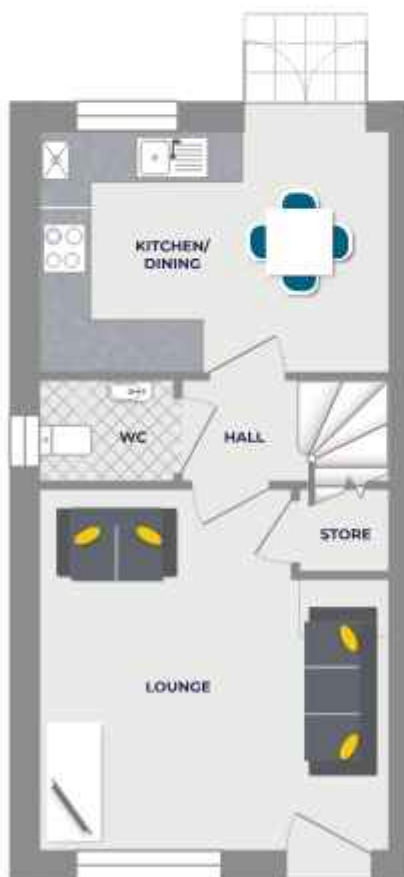
2 bedroom home

Ground Floor

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 3.99m x 2.78m | 13'1" x 9'1" |
| Lounge | 3.99m x 4.13m | 13'1" x 13'7" |
| WC | 1.55m x 1.15m | 5'1" x 3'9" |
| Store | 1.01m x 0.94m | 3'4" x 3'1" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.89m x 3.21m | 13'1" x 10'6" |
| Bedroom 2 | 3.99m x 2.75m | 13'1" x 9'0" |
| Bathroom | 1.70m x 2.07m | 5'7" x 6'10" |



GROUND FLOOR



FIRST FLOOR

THE BAILDON

3 bedroom home

Ground Floor

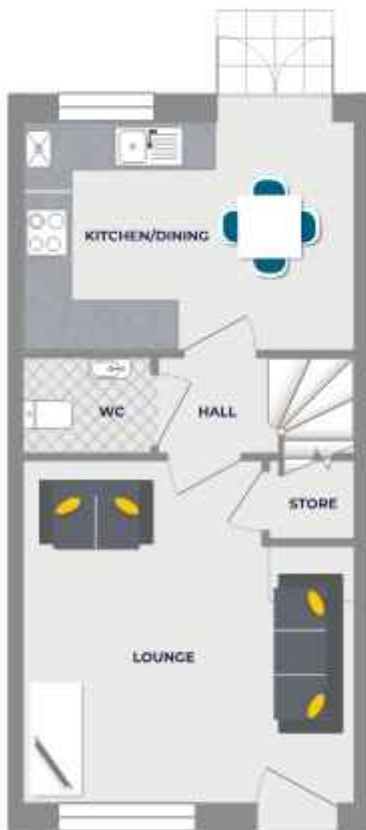
| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 3.99m x 2.76m | 13'1" x 9'1" |
| Lounge | 3.99m x 4.10m | 13'1" x 13'2" |
| WC | 1.55m x 1.15m | 5'1" x 3'9" |
| Store | 1.01m x 0.91m | 3'4" x 3'1" |

First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 2 | 3.99m x 2.21m | 13'1" x 7'3" |
| Bedroom 3 | 3.99m x 2.76m | 13'1" x 9'0" |
| Bathroom | 1.70m x 2.07m | 5'7" x 6'10" |

Second Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.99m x 4.09m | 13'1" x 13'5" |
| En-Suite | 1.99m x 1.99m | 6'2" x 6'7" |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE CADEBY

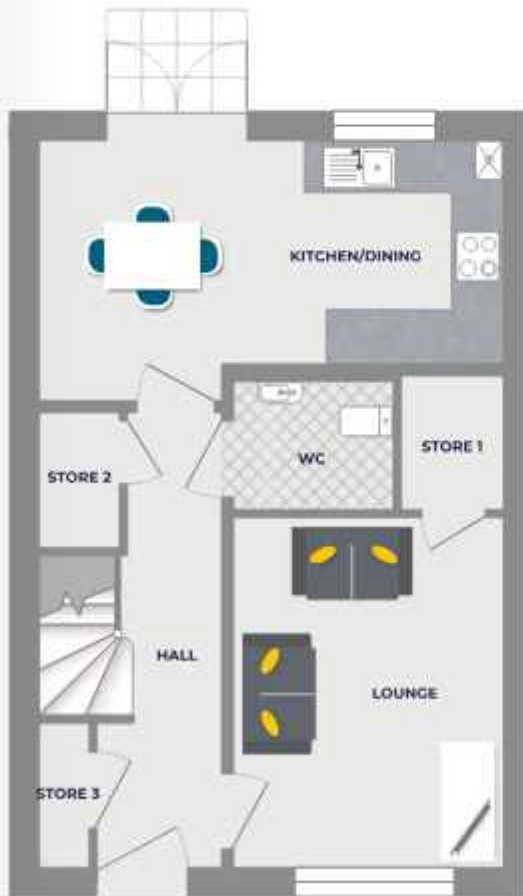
3 bedroom home

Ground Floor

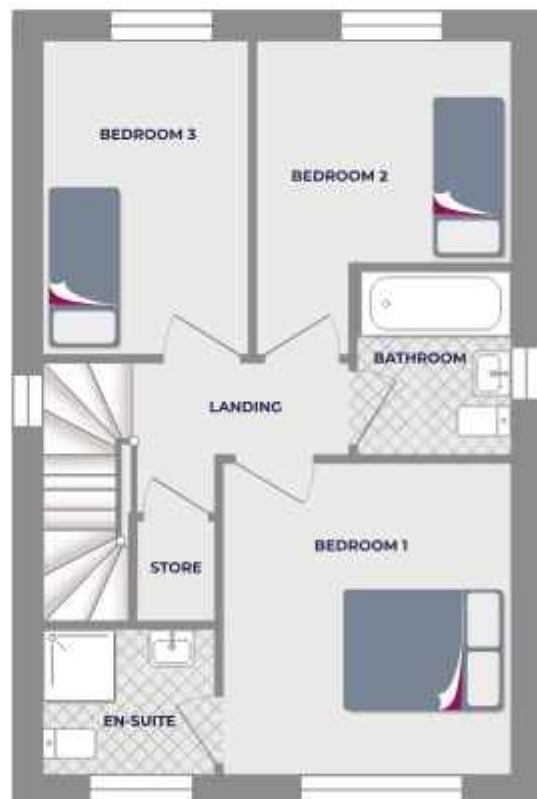
| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 3.99m x 2.78m | 13'1" x 9'1" |
| Lounge | 3.99m x 4.13m | 13'1" x 13'7" |
| WC | 1.55m x 1.15m | 5'1" x 3'9" |
| Store | 1.01m x 0.94m | 3'4" x 3'1" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.89m x 3.21m | 13'1" x 10'6" |
| Bedroom 2 | 3.99m x 2.75m | 13'1" x 9'0" |
| Bathroom | 1.70m x 2.07m | 5'7" x 6'10" |



GROUND FLOOR



FIRST FLOOR

THE FERNLEE

3 bedroom home

Ground Floor

| | | |
|----------------|---|-----------------|
| Hall | 3.60m ² x 1.04m ² | 11' 10" x 3' 5" |
| Kitchen/Dining | 4.57m ² x 2.76m ² | 15' 0" x 9' 1" |
| Lounge | 4.57m ² x 3.01m ² | 15' 0" x 9' 10" |
| WC | 1.55m ² x 1.15m ² | 5' 1" x 3' 9" |
| Store | 1.01m ² x 1.00m ² | 3' 4" x 3' 4" |

First Floor

| | | |
|-----------|---|----------------|
| Bedroom 1 | 3.28m ² x 2.77m ² | 10' 9" x 9' 1" |
| En-Suite | 1.20m ² x 2.76m ² | 3' 11" x 9' 1" |
| Bedroom 2 | 2.00m ² x 3.13m ² | 6' 6" x 10' 3" |
| Bedroom 3 | 1.86m ² x 2.07m ² | 6' 1" x 7' 0" |
| Bathroom | 1.70m ² x 2.15m ² | 5' 7" x 7' 1" |



GROUND FLOOR



FIRST FLOOR

THE LEYBURN

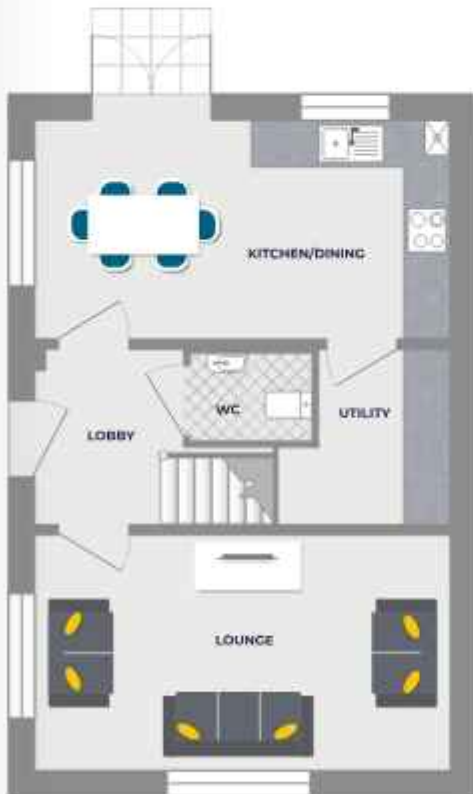
3 bedroom home

Ground Floor

| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 5.31m x 2.79m | 17' 5" x 9' 2" |
| Utility | 1.60m x 2.21m | 5' 2" x 7' 3" |
| Lounge | 5.31m x 3.00m | 17' 5" x 9' 10" |
| Lobby | 1.89m x 2.21m | 6' 2" x 7' 3" |
| WC | 1.55m x 1.10m | 5' 1" x 3' 7" |

First Floor

| | | |
|-----------|----------------------------|-----------------|
| Bedroom 1 | 5.30m ² x 3.06m | 17' 5" x 10' 1" |
| En-Suite | 2.06m ² x 1.42m | 6' 10" x 4' 8" |
| Bedroom 2 | 3.89m x 2.18m | 12' 9" x 6' 9" |
| Bedroom 3 | 2.50m x 2.89m | 8' 4" x 9' 0" |
| Bathroom | 1.70m x 2.07m | 5' 7" x 6' 10" |



GROUND FLOOR



FIRST FLOOR

THE RIPON

3 bedroom home

Ground Floor

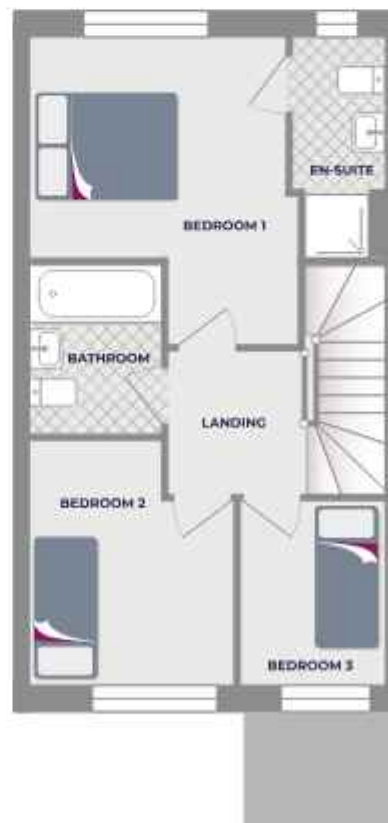
| | | |
|----------------|---------------|-----------------|
| Lobby | 1.20m x 1.99m | 4' 2" x 4' 6" |
| Kitchen/Dining | 4.57m x 2.70m | 15' 0" x 9' 1" |
| Lounge | 4.67m x 4.10m | 15' 0" x 13' 7" |
| Hall | 1.95m x 1.10m | 6' 3" x 3' 6" |
| WC | 1.55m x 1.19m | 5' 1" x 2' 9" |
| Store | 1.01m x 1.02m | 3' 4" x 3' 4" |

First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3.29m x 2.77m | 10' 9" x 9' 1" |
| En-Suite | 1.55m x 2.09m | 5' 1" x 6' 10" |
| Bedroom 2 | 2.80m x 3.12m | 9' 3" x 10' 2" |
| Bedroom 3 | 1.95m x 2.37m | 6' 5" x 7' 6" |
| Bedroom | 1.70m x 2.15m | 5' 7" x 7' 1" |



GROUND FLOOR



FIRST FLOOR

THE OAKWOOD

3 bedroom home

Ground Floor

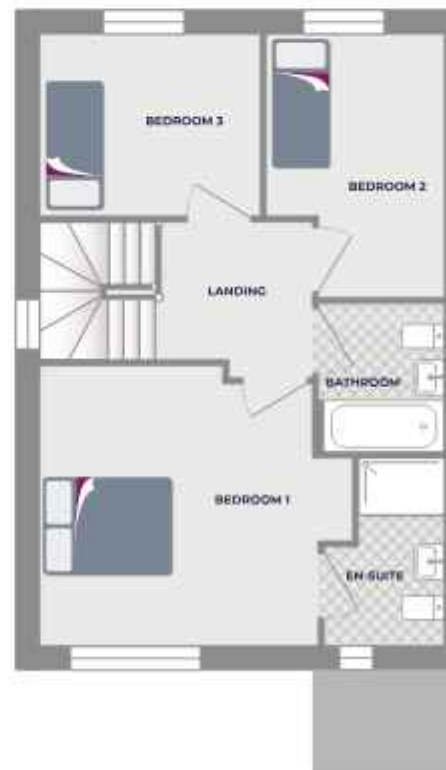
| | | |
|----------------|---------------|-----------------|
| Lobby | 1.34m x 1.34m | 14' 5" x 4' 5" |
| Kitchen/Dining | 5.65m x 2.55m | 18' 8" x 8' 4" |
| Lounge | 3.05m x 4.27m | 10' 2" x 14' 0" |
| Hall | 2.40m x 1.51m | 7' 10" x 5' 0" |
| WC | 1.55m x 1.51m | 5' 1" x 5' 0" |
| Garage Store | 2.40m x 4.71m | 7' 10" x 15' 5" |

First Floor

| | | |
|-----------|---------------|-------------------|
| Bedroom 1 | 3.91m x 3.02m | 12' 10" x 12' 10" |
| En-Suite | 1.69m x 2.03m | 5' 7" x 8' 7" |
| Bedroom 2 | 2.50m x 3.69m | 8' 2" x 12' 1" |
| Bedroom 3 | 3.10m x 3.33m | 10' 2" x 10' 11" |
| Bathroom | 1.77m x 2.07m | 5' 9" x 6' 10" |



GROUND FLOOR



FIRST FLOOR

THE DALTON

4 bedroom home

Ground Floor

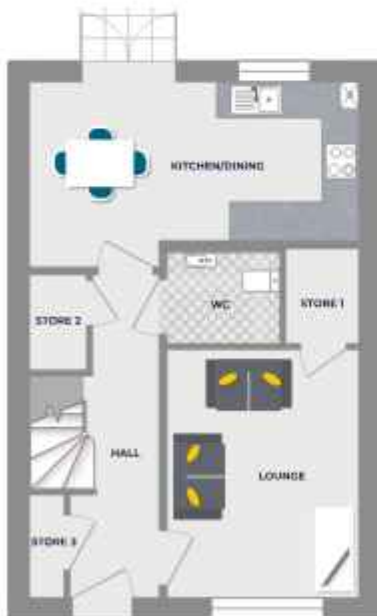
| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 5.21m x 2.55m | 17' 5" x 8' 4" |
| Lounge | 3.07m x 4.00m | 10' 1" x 13' 1" |
| Hall | 1.05m x 5.15m | 3' 5" x 17' 0" |
| WC | 1.26m x 1.51m | 4' 2" x 5' 0" |
| Store 1 | 1.18m x 1.51m | 3' 11" x 5' 0" |
| Store 2 | 0.94m x 1.52m | 3' 1" x 5' 0" |
| Store 3 | 0.58m x 1.67m | 1' 11" x 5' 6" |

First Floor

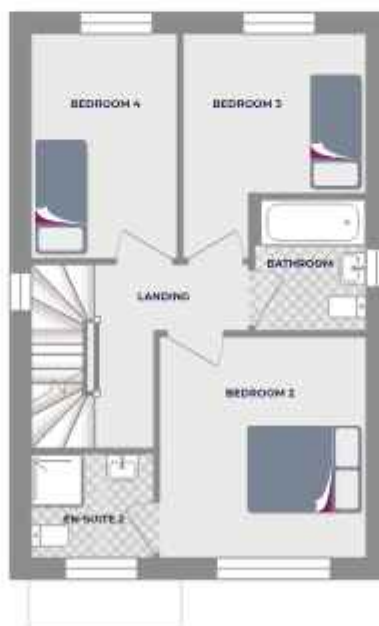
| | | |
|------------|---------------|-----------------|
| Bedroom 2 | 3.25m x 2.53m | 10' 8" x 11' 7" |
| En-Suite 2 | 1.90m x 1.67m | 6' 3" x 5' 6" |
| Bedroom 3 | 2.88m x 2.52m | 9' 6" x 8' 3" |
| Bedroom 4 | 2.33m x 3.54m | 7' 8" x 11' 7" |
| Bathroom | 1.78m x 2.07m | 5' 8" x 6' 10" |

Second Floor

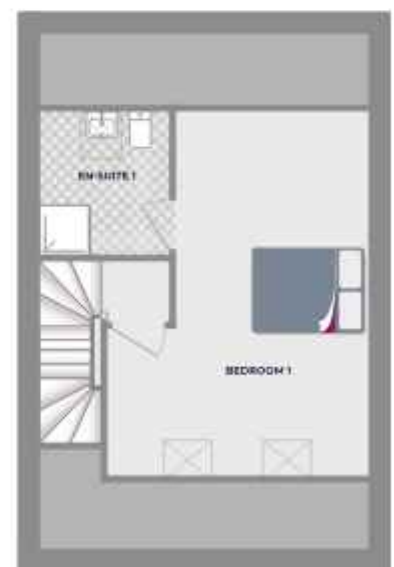
| | | |
|------------|---------------|-----------------|
| Bedroom 1 | 3.66m x 5.89m | 12' 0" x 19' 4" |
| En-Suite 1 | 2.12m x 2.34m | 7' 0" x 7' 8" |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HORBURY

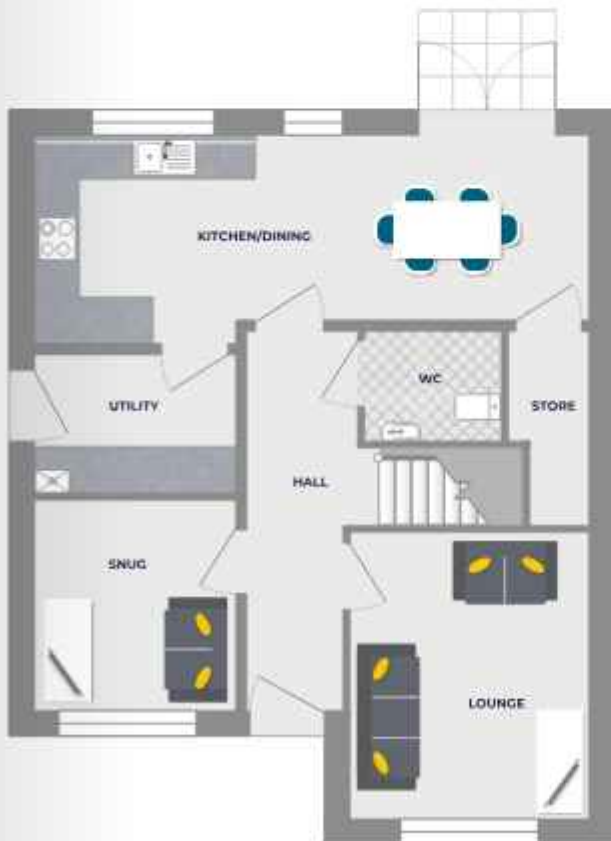
4 bedroom home

Ground Floor

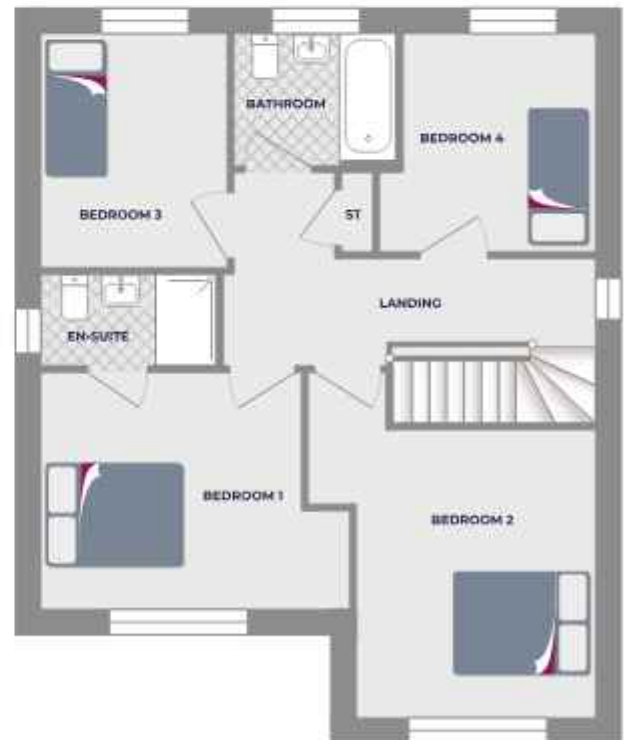
| | | |
|----------------|-----------------|-----------------|
| Kitchen/Dining | 7.33m x 2.48m** | 24' 0" x 8' 0" |
| Utility | 2.66m x 1.83m | 8' 9" x 6' 0" |
| Lounge | 3.15m x 3.77m | 10' 4" x 12' 4" |
| Snug | 2.66m x 2.77m | 8' 9" x 9' 1" |
| Hall | 1.25m x 5.01m | 4' 2" x 16' 5" |
| WC | 1.85m x 1.45m | 5' 11" x 4' 9" |
| Store | 1.07m x 1.45m | 3' 6" x 4' 9" |

First Floor

| | | |
|-----------|-----------------|-------------------|
| Bedroom 1 | 3.42m** x 3.12m | 11' 2"** x 10' 3" |
| En-Suite | 2.30m x 1.20m | 7' 7" x 3' 11" |
| Bedroom 2 | 3.16m x 3.77m | 10' 4" x 12' 4" |
| Bedroom 3 | 2.45m x 3.09m | 8' 1" x 10' 2" |
| Bedroom 4 | 2.56m x 2.89m | 8' 5" x 9' 6" |
| Bathroom | 2.12m x 1.76m | 7' 0" x 5' 9" |
| Store | 0.41m x 1.05m | 1' 4" x 3' 5" |



GROUND FLOOR



FIRST FLOOR

THE SALTAIRE

4 bedroom home

Ground Floor

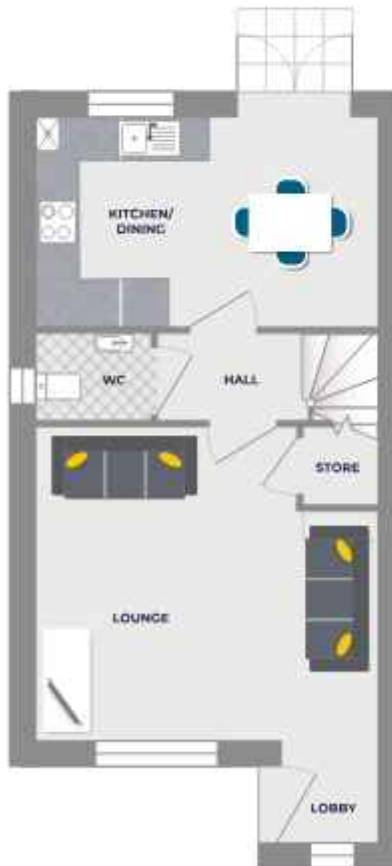
| | | |
|----------------|---------------|-----------------|
| Lobby | 1.25m x 1.06m | 4' 2" x 3' 5" |
| Kitchen/Dining | 4.57m x 2.79m | 15' 0" x 9' 2" |
| Lounge | 4.57m x 4.14m | 15' 0" x 13' 7" |
| Hall | 1.90m x 1.15m | 6' 2" x 3' 9" |
| WC | 1.55m x 1.15m | 5' 1" x 3' 9" |
| Store | 1.01m x 1.02m | 3' 4" x 3' 4" |

First Floor

| | | |
|------------|---------------|-----------------|
| Bedroom 2 | 3.58m x 2.77m | 11' 9" x 9' 1" |
| En-Suite 2 | 1.20m x 2.70m | 3' 11" x 8' 11" |
| Bedroom 3 | 2.60m x 3.13m | 8' 7" x 10' 3" |
| Bedroom 4 | 3.69m x 2.57m | 12' 1" x 8' 5" |
| Bedroom 1 | 1.70m x 2.10m | 5' 7" x 7' 1" |

Second Floor

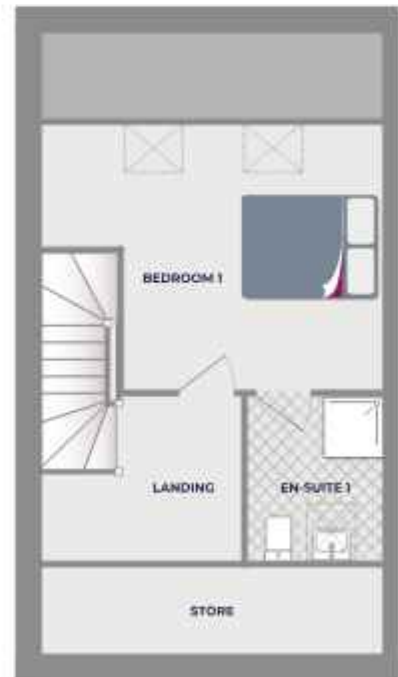
| | | |
|------------|---------------|-----------------|
| Bedroom 1 | 3.47m x 3.51m | 11' 5" x 11' 6" |
| En-Suite 1 | 1.85m x 2.10m | 6' 1" x 7' 0" |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE WENTBRIDGE

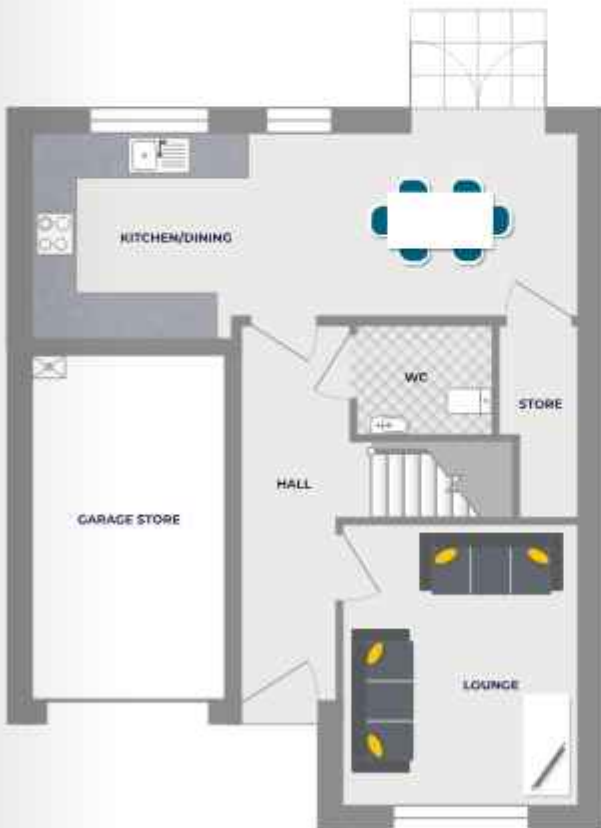
4 bedroom home

Ground Floor

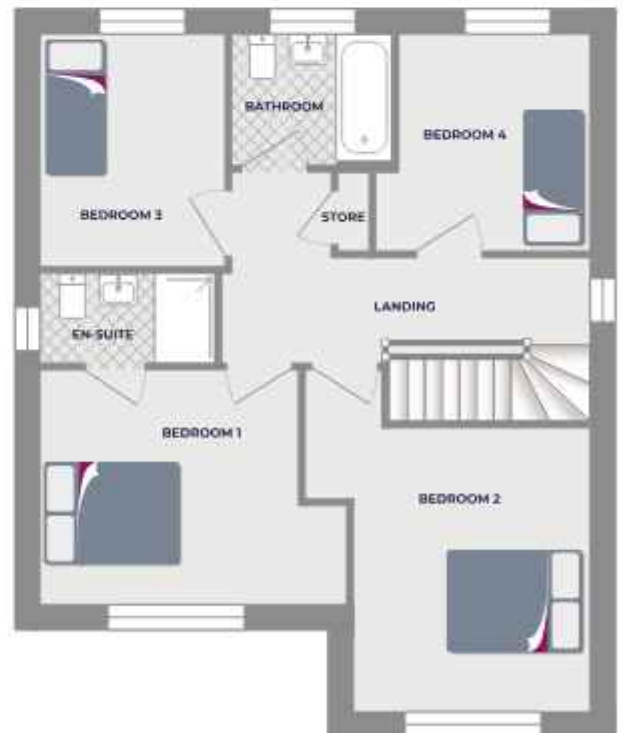
| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 7.33m x 2.45m | 24' 0" x 8' 0" |
| Lounge | 3.15m x 3.71m | 10' 4" x 12' 4" |
| Hall | 1.25m x 5.01m | 4' 2" x 16' 5" |
| WC | 1.80m x 1.45m | 5' 11" x 4' 9" |
| Store | 1.07m x 1.45m | 3' 6" x 4' 9" |
| Garage Store | 2.61m x 4.63m | 8' 7" x 15' 2" |

First Floor

| | | |
|-----------|-----------------------------|-------------------------------|
| Bedroom 1 | 3.43m ^{**} x 3.12m | 11' 2" ^{**} x 10' 0" |
| En-Suite | 2.40m x 1.80m | 7' 7" x 5' 11" |
| Bedroom 2 | 3.10m x 3.77m | 10' 4" x 12' 4" |
| Bedroom 3 | 2.45m x 3.03m | 8' 1" x 10' 0" |
| Bedroom 4 | 2.56m x 2.89m | 8' 5" x 9' 6" |
| Bathroom | 2.12m x 1.76m | 7' 0" x 5' 9" |
| Store | 0.81m x 1.03m | 2' 8" x 3' 0" |



GROUND FLOOR



FIRST FLOOR

THE COOKRIDGE

5 bedroom home

Ground Floor

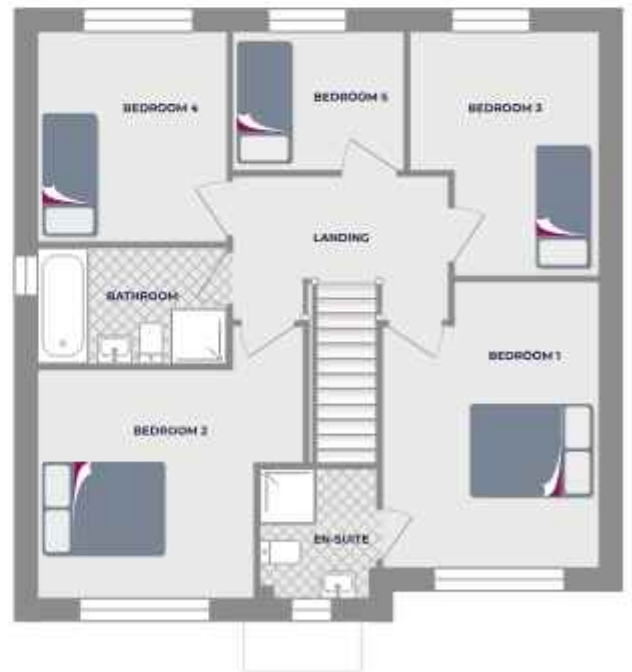
| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Dining/Family | 8.22m x 2.95m | 27' 0" x 9' 8" |
| Lounge | 3.04m x 4.77m | 9' 11" x 15' 6" |
| Hall | 2.11m x 5.22m | 6' 11" x 17' 2" |
| WC | 0.96m x 1.87m | 3' 3" x 5' 8" |
| Garage Store | 2.64m x 5.17m | 8' 8" x 17' 0" |

First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.18m x 4.16m | 10' 5" x 13' 8" |
| En-Suite | 1.70m x 1.89m | 5' 7" x 6' 2" |
| Bedroom 2 | 3.16m x 3.24m | 10' 4" x 10' 7" |
| Bedroom 3 | 2.77m x 3.60m | 9' 1" x 11' 10" |
| Bedroom 4 | 2.76m x 3.10m | 9' 1" x 10' 2" |
| Bedroom 5 | 2.51m x 2.06m | 8' 3" x 6' 9" |
| Bathroom | 2.78m x 1.90m | 9' 1" x 6' 3" |



GROUND FLOOR



FIRST FLOOR

THE WALBURN

5 bedroom home

Ground Floor

| | | |
|----------------|---------------|-----------------|
| Lobby | 1.34m x 1.34m | 4' 5" x 4' 5" |
| Kitchen/Dining | 5.69m x 2.55m | 18' 8" x 8' 4" |
| Lounge | 3.09m x 4.27m | 10' 2" x 14' 0" |
| Hall | 2.40m x 1.51m | 7' 10" x 5' 0" |
| WC | 1.55m x 1.51m | 5' 1" x 5' 0" |
| Garage Store | 2.40m x 4.71m | 7' 10" x 15' 5" |

First Floor

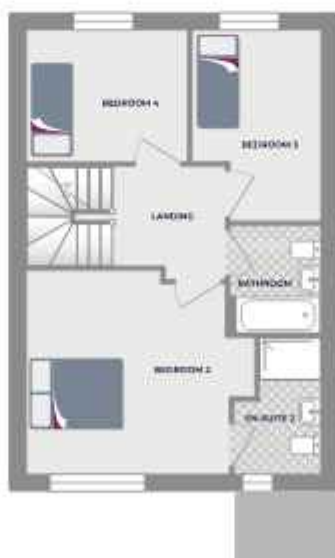
| | | |
|------------|---------------|-------------------|
| Bedroom 2 | 3.91m x 3.92m | 12' 10" x 12' 10" |
| En-Suite 2 | 1.69m x 2.53m | 5' 7" x 8' 4" |
| Bedroom 3 | 2.50m x 3.89m | 8' 2" x 12' 1" |
| Bedroom 4 | 3.10m x 3.33m | 10' 2" x 10' 11" |
| Bathroom | 1.85m x 2.17m | 6' 1" x 7' 1" |

Second Floor

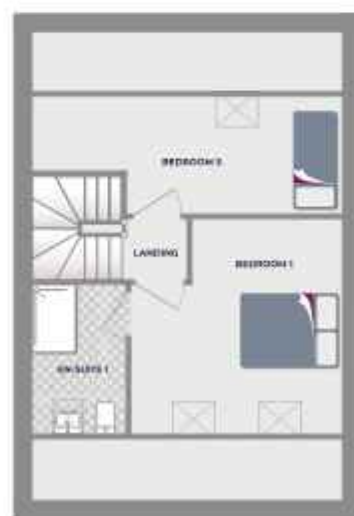
| | | |
|------------|---|---|
| Bedroom 1 | 3.88m ^{**} x 3.95m ^{**} | 12' 9" ^{**} x 13' 0" ^{**} |
| En-Suite 1 | 1.72m ^{**} x 2.74m ^{**} | 5' 8" ^{**} x 9' 0" ^{**} |
| Bedroom 5 | 3.95m ^{**} x 2.17m ^{**} | 12' 11" ^{**} x 7' 1" ^{**} |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your Sales Advisor about the full range of options and extras available in your property.



INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





EXTERNAL FEATURES

- UPVC french door to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight** and multi-point locking system
- Driveway**
- Garage* including power and light^
- Allocated parking**
- Door number plaque
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Turf to rear gardens where applicable

**Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific. ^Dependent on location of garage. Speak to your Sales Advisor for more details.



BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

MAIN BEDROOM FEATURES

- En-suite shower room*

*Available on selected housetypes only.

OPTIONAL EXTRAS

- 'Shaker' style sliding door wardrobe system in a choice of colour and glass combinations
- Extra shelving options to wardrobes



KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

*Dependent on housetype

OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, Induction hob, extractor hood, combi microwave*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

*Available on selected housetypes only.



INDEPENDENT FINANCIAL ADVISORS



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

FIDLER AND PEPPER

Phone: 01623 451111 | Email: newbuild@fidler.co.uk
Website: www.fidler.co.uk

ISON HARRISON

Phone: 0113 284 5000 | Email: mail@isonharrison.co.uk
Website: www.isonharrison.co.uk

PLS

Phone: 0330 024 4536 | Email: info@pls-solicitors.co.uk
Website: www.pls-solicitors.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

| Housetype | Hall | Lounge | Kitchen/Dining | Utility | WC | Snug | Bedroom 1 | Bedroom 2 |
|------------|------|--------|-------------------|------------------|----|------|-----------|-----------|
| Appleton | 2 | 6 | 12 + 4 appliances | 4 + 2 appliances | - | 4 | 6 | 4 |
| Askern | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Ballidon | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Bilbrough | 2 | 4 | 10 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Cadeby | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Cookridge | 2 | 6 | 10 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Coverham | 2 | 6 | 14 + 4 appliances | 4 + 2 appliances | - | n/a | 6 | |
| Dalton | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Darley | 2 | 6 | 12 + 4 appliances | 4 + 2 appliances | - | n/a | 6 | 4 |
| Denby | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Eastburn | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Fernlee | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Horbury | 2 | 6 | 8 + 4 appliances | 4 + 2 appliances | - | 4 | 6 | 4 |
| Howarth | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Levisham | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Leyburn | 2 | 6 | 8 + 4 appliances | 4 + 2 appliances | - | n/a | 6 | 4 |
| Maltby | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Mowbray | 2 | 4 | 8 + 4 appliances | n/a | - | n/a | 6 | n/a |
| Netherton | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Oakwood | - | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Ripon | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Saltaire | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Thirsk | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Thornton | 2 | 6 | 10 + 4 appliances | 4 + 2 appliances | - | 2 | 6 | 4 |
| Walburn | - | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |
| Wentbridge | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 |

| Bedroom 3 | Bedroom 4 | Bedroom 5 | Bathroom | Ensuite 1 | Ensuite 2 | FF Landing | SF Landing | Garage |
|-----------|-----------|-----------|----------|-----------|-----------|------------|------------|--------|
| 4 | 4 | 4 | - | - | - | 2 | n/a | n/a |
| n/a | n/a | n/a | - | n/a | n/a | 2 | n/a | n/a |
| 4 | n/a | n/a | - | n/a | n/a | 2 | n/a | n/a |
| 4 | 4 | 4 | - | - | n/a | 2 | n/a | 2 |
| 4 | n/a | n/a | - | - | n/a | 2 | n/a | n/a |
| 4 | 4 | 4 | - | - | n/a | 2 | n/a | n/a |
| 4 | 4 | 4 | - | - | - | 2 | n/a | 2 |
| 4 | 4 | n/a | - | - | - | 2 | 2 | n/a |
| 4 | 4 | 4 | - | - | n/a | 2 | n/a | 2 |
| n/a | n/a | n/a | - | n/a | n/a | 2 | n/a | n/a |
| 4 | n/a | n/a | - | n/a | n/a | 2 | 2 | n/a |
| 4 | n/a | n/a | - | - | n/a | 2 | n/a | n/a |
| 4 | 4 | n/a | - | - | n/a | 2 | n/a | n/a |
| 4 | n/a | n/a | - | n/a | n/a | 2 | 2 | n/a |
| n/a | n/a | n/a | - | n/a | n/a | - | n/a | n/a |
| 4 | n/a | n/a | - | - | n/a | 2 | n/a | n/a |
| 4 | n/a | n/a | - | - | n/a | 2 | n/a | n/a |
| n/a | n/a | n/a | - | n/a | n/a | n/a | n/a | n/a |
| 4 | 4 | n/a | - | - | - | 2 | 2 | n/a |
| 4 | n/a | n/a | - | - | n/a | 2 | n/a | n/a |
| 4 | n/a | n/a | - | - | n/a | 2 | n/a | n/a |
| 4 | 4 | n/a | - | - | - | 2 | 2 | n/a |
| n/a | n/a | n/a | - | n/a | n/a | 2 | n/a | n/a |
| 4 | 4 | 4 | - | - | n/a | 2 | n/a | n/a |
| 4 | 4 | 4 | - | - | - | 2 | 2 | 2 |
| 4 | 4 | n/a | - | - | n/a | 2 | n/a | 2 |

-
n/a
wc
FF
SF

no electrical sockets in this room
this room is not part of this housetype
Downstairs Toilet
First Floor
Second Floor

AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

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The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home