

# Lyde Green

—  
LYDE GREEN, BRISTOL

A stunning collection of two bedroom apartments, and two, three, four and five bedroom homes in the well-established community of Lyde Green, Bristol.

**Taylor**  
**Wimpey**

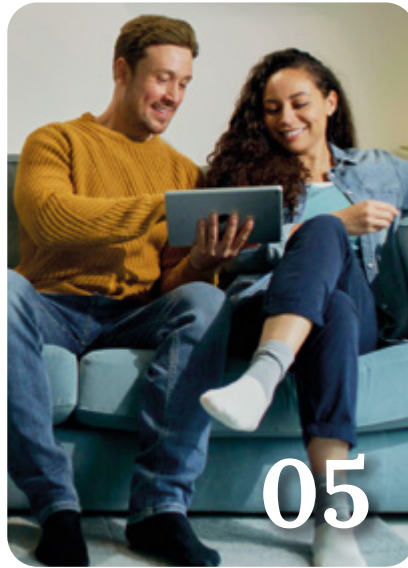
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# Welcome to Lyde Green

Situated on the outskirts of Bristol, Lyde Green is a bustling new development offering traditional village-living with all the modern-day conveniences you could need.

With plenty of flexible space, plus excellent transport links, our homes are perfect for both first time buyers and growing families.



[→ View the site plan](#)



# Live and love city life

Lyde Green quarters each have their own character and are connected by footpaths and thoroughfares, making the village a pleasure to walk through and live in.

Emersons Green offers local amenities, including a library, primary schools, and a village hall. Bristol offers a variety of theatres and concert venues, as well as all the shops you could need.

Bristol Docks



Excellent transport links



Bristol to Bath railway path



Watch development video





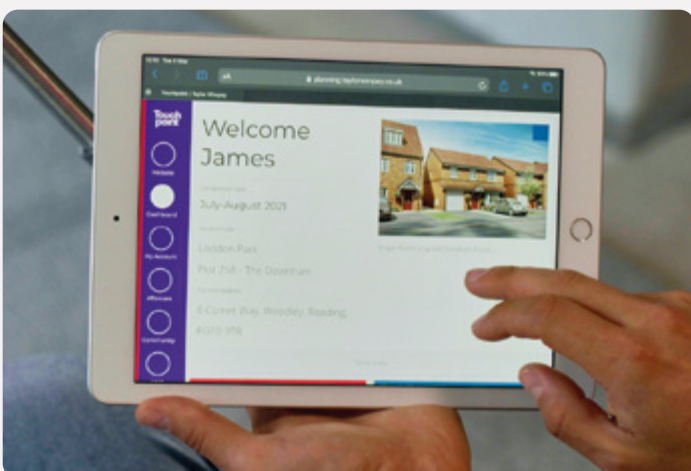
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms\*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose<sup>†</sup> from to make your bathroom and en suite stand out from the crowd.



## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

\* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

**LYDE GREEN**

Honeysuckle Road, Lyde Green, Bristol,  
Gloucestershire, BS16 7FX

**TELEPHONE**











0117 332 2600

**OPENING TIMES**

Monday to Sunday 10.30am – 5.30pm  
Please check our website before you visit

# STANDARD SPECIFICATIONS HOUSES

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	2 bedroom apartment	2 bedroom apartment (with en suite)	Coach House	The Gosford	The Easedale	The Braxton	The Huxford	The Rosedale	The Trusdale	The Thornford
<b>Kitchen</b>	2 	2 	2 	3 	3 	3 	4 	4 	4 	4 
Symphony kitchens, door fronts and fully integrated appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Worktop wall upstands to all work surfaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HD LED delta light under wall unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
300mm tall store				✓	✓					
Worktops – PF40 worktop 40mm round edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi 4 burner stainless steel gas hob with enamel supports	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi built in stainless steel double fan oven				✓	✓	✓	✓	✓	✓	
Zanussi built under stainless steel single fan oven	✓	✓	✓							✓
Zanussi integrated 70/30 fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi integrated washing machine	✓	✓	✓	✓	✓					
Zanussi integrated 60cm dishwasher		✓					✓	✓	✓	✓
Zanussi integrated 45cm dishwasher	✓		✓	✓	✓	✓				
Fully integrated hood, unbranded, silver grey and charcoal filter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carron Phoenix Onda 150 1.5 bowl sink, drainer and Zeno tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas point to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled sill to window above kitchen worktop	✓	✓	✓	✓	✓	✓	✓	✓		
600x750mm stainless steel splashback above hob and to underside of cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted window board where window not over worktop									✓	✓
Zehnder continual extractor fan CV2 GIP incl. Isolating switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CO gas monitor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Utility Room/Combined Utility & WC

Symphony units to match kitchen						✓		✓	✓	✓
Worktops – PF 40 worktop 40mm round edge						✓		✓	✓	✓
Worktop wall upstands to all work surfaces						✓		✓	✓	✓
Roca Debba WC						✓				✓
Roca Java countertop basin 1 tap hole						✓				✓
Ideal Standard Calista basin mixer with click waste						✓				✓
Zanussi integrated washing machine						✓		✓	✓	✓

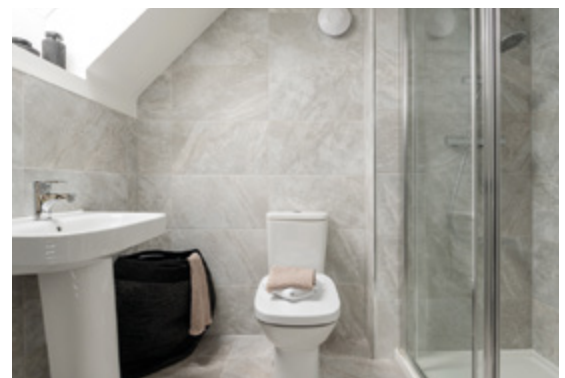


	2 bedroom apartment	2 bedroom apartment (with en suite)	Coach House	The Gosford	The Easedale	The Braxton	The Huxford	The Rosedale	The Trusdale	The Thornford
<b>Utility Room/Combined Utility &amp; WC</b>										
Tumble Dryer space & plumbing under worktop	2	2	2	3	3	3	4	4	4	4
Zehnder continual extractor fan CV2 incl. Isolating switch						✓				✓
CO gas monitor								✓		
<b>Bathroom</b>										
Calista basin mixer with click waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roca Debba wash basin c/w pedestal (1 tap hole) – where possible (maximum size to fit room)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roca Debba WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roca Contessa bath (2 tap hole) c/w superthick 3mm bath panel (no grips)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista dual control two taphole bath filler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Midas TWBAR1.21 thermostatic flexible chrome shower system c/w fixing kit restricted to 9l/min	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roman hinged bath screen, clear glass, silver frame (RBV13S)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled window sill including 150mm upstand (where window is indicated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minimum 200mm high 630mm wide splashback to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zehnder continual extractor fan CV2 GIP incl. Isolating switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceiling-mounted splashproof batten light fitting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pilkington obscure glass – sandblasted (where window is indicated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Cloakroom (WC)</b>										
Roca Debba WC				✓	✓		✓	✓	✓	
Roca Debba wash basin c/w pedestal (1 tap hole) – where possible (maximum size to fit room)				✓	✓		✓	✓	✓	
Splashback to basin (minimum 200mm high 630mm wide)				✓	✓		✓	✓	✓	
Roca Debba cloakroom basin c/w chrome bottle trap (1 tap hole)				✓	✓					
Pilkington obscure glass – sandblasted (where window is indicated)				✓	✓		✓	✓	✓	
Ceiling-mounted batten light fitting				✓	✓		✓	✓	✓	
Zehnder continual extractor fan CV2 GIP incl. Isolating switch				✓	✓		✓	✓	✓	
Calista basin mixer with click waste							✓	✓	✓	
Calista mini basin mixer with click waste				✓	✓					
Tiled window sill including 150mm upstand (where window is indicated)				✓	✓		✓	✓	✓	
<b>En suite</b>										
Roca Debba WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roca Debba wash basin c/w pedestal (1 tap hole) – where possible (maximum size to fit room)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista basin mixer with click waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Midas thermostatic flexible chrome shower system c/w fixing kit restricted to 9l/min	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Twyford 900 x 760mm stone resin tray with Roman Showers Bi-Fold shower door							✓			
Twyford 900 x 760mm stone resin tray with Roman Showers corner entry shower door	✓	✓	✓							
Twyford 1200 x 760mm stone resin tray with Roman Showers sliding shower door					✓	✓		✓	✓	✓
Pilkington obscure glass – sandblasted (where window is indicated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled window sill including 150mm upstand (where window is indicated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splashback to basin (minimum 200mm high 630mm wide)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



	2 bedroom apartment	2 bedroom apartment (with en suite)	Coach House	The Gosford	The Easedale	The Braxton	The Huxford	The Rosedale	The Trusdale	The Thornford
<b>En suite</b>	2	2	2	3	3	3	4	4	4	4
Full height tiling to shower enclosure		✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceiling mounted splashproof batten light fitting		✓	✓	✓	✓	✓	✓	✓	✓	✓
White shaver socket		✓	✓	✓	✓	✓	✓	✓	✓	✓
Zehander continual extractor fan CV2 GIP incl. Isolating switch		✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating/Electrical Services</b>										
Full central heating – gas-fired boiler / radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Combi Logic (House type specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Condensing boiler with pressurised hot water cylinder (House type specific)										✓
Thermostatically controlled radiator valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All lighting points are Pendant fitting unless noted otherwise & include energy-efficient bulbs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen multi-grid switch above worktop controlling unswitched sockets below worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CO gas monitor within 3m of a gas appliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External carriage light to front entrance door with PIR						✓	✓	✓	✓	✓
External rear flood light with PIR – 10 WATT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wire only to rear light						✓	✓	✓	✓	✓
Power (Deta wiring accessories & Hager domestic current protection – white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen multi grid switch above worktop controlling unswitched sockets below worktop top	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen – double socket with incorporated USB charger (refer to house type drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket outlet (refer to house type drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated door bell / push	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage (attached or detached) within curtilage (batten light fitting)						✓	✓	✓	✓	✓
Garage (attached or detached) within curtilage (1nr double socket)						✓	✓	✓	✓	✓
2nr CAT 5 outlets (refer to house type drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Internal Features</b>										
Newark 5 panel moulded painted (grain effect) with white butt hinges (door kit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated Lever on Rose	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom, WC & En suite privacy locks with external release	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MDF 15 x 119mm Chamfered & Grooved skirting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs – 32 x 32mm softwood square stop chamfered pattern balusters				✓	✓	✓	✓	✓	✓	✓
Stairs – Softwood wall handrail			✓	✓	✓	✓	✓	✓	✓	✓
MDF 15 x 58mm chamfered & Grooved architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs – Softwood stop chamfered pattern newel post with newel cap				✓	✓	✓	✓	✓	✓	✓
Stairs – Painted white finish				✓	✓	✓	✓	✓	✓	✓
<b>Decoration</b>										
Flat ceilings – white matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls – white matt emulsion throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Crown Trade New Build acrylic gloss and primer/undercoat to all woodwork (all internal doors pre-finished)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

External Features	2 2 bedroom apartment	2 2 bedroom apartment (with en suite)	2 Coach House	3 The Gosford	3 The Easedale	3 The Braxton	4 The Huxford	4 The Rosedale	4 The Trusdale	4 The Thornford
Front door – Composite entrance door (various designs) with UPVC frame & composite sill, double glazed, colour as external finishes schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front door – BS3621 Multipoint lock with thumb turn cylinder & handles, 180 deg eye viewer & security door chain – chrome finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front door – Letter plate & internal draught flap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front door – Chrome house numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front gardens – Graded and turfed				✓	✓	✓	✓	✓	✓	✓
Front gardens – Paths (900mm wide) – buff riven paving slabs (450x450mm)				✓	✓	✓	✓	✓	✓	✓
French casement doors – white PVCu toughened double glazed doors with white handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French casement doors – 3-point locking system to master door with slave door secured by 2 shoot bolts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear door – Composite rear door with UPVC frame & composite sill – double glazed, colour as per external finishes schedule								✓		
Rear door – BS3621 Mortice sashlock & handles, 2 No. keyed security bolts – chrome finish								✓		
White PVCu lockable double glazed windows with white handles – refer to window schedule for design	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hormann 2001 contemporary steel door pre-finished white (where applicable)						✓	✓	✓	✓	✓
White UPVC fascias & bargeboard (where applicable) – refer to external finishes schedule				✓	✓	✓	✓	✓	✓	✓
Rear gardens – Brass hose union outside bib tap				✓	✓	✓	✓	✓	✓	✓
Rear gardens – Landscaping – refer to approved Landscape layout				✓	✓	✓	✓	✓	✓	✓
Rear gardens – Patio Area – buff riven paving slabs (approx 4.3 sq m)				✓	✓	✓	✓	✓	✓	✓
Rear gardens – Graded and rotavated				✓	✓	✓	✓	✓	✓	✓
Rear gardens – 1800mm high larchlap panel (to intermediate garden divisions)				✓	✓	✓	✓	✓	✓	✓
Rear gardens – Closeboard 1800mm high (generally to garden rear and open side boundaries)				✓	✓	✓	✓	✓	✓	✓
Rear gardens – Paths – buff riven paving slabs to shed and rear gate (where applicable)				✓	✓	✓	✓	✓	✓	✓





# Our homes

→ 2 bedroom apartments



→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# Pear Tree apartments

## 2 BEDROOM APARTMENTS



893	894
892	895
Second Floor	
889	890
888	891
First Floor	
885	886
	887
Ground Floor	



893	894
892	895
Second Floor	
889	890
888	891
First Floor	
885	886
	887
Ground Floor	

### PLOT 885

#### Kitchen

3.88m × 1.95m max. 12'9" × 6'5" max.

#### Living/Dining Area

4.30m max. × 3.82m 14'1" max. × 12'7"

#### Bedroom 1

3.82m max. × 3.03m 12'9" max. × 10'0"

#### Bedroom 2

3.29m max. × 3.16m 10'10" max. × 10'4"

#### Total Internal Area

691 sq. ft. / 64.19 sq. m.

### PLOT 886

#### Kitchen

3.88m × 1.95m max. 12'9" × 6'5" max.

#### Living/Dining Area

4.30m max. × 3.82m 14'1" max. × 12'7"

#### Bedroom 1

3.82m max. × 3.03m 12'9" max. × 10'0"

#### Bedroom 2

3.29m max. × 3.16m 10'10" max. × 10'4"

#### Total Internal Area

691 sq. ft. / 64.19 sq. m.

[→ Discover more about this development](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56496 / December 2023.





# Pear Tree apartments

## 2 BEDROOM APARTMENTS



893	894
892	895
Second Floor	
889	890
888	891
First Floor	
885	886
	887
Ground Floor	



893	894
892	895
Second Floor	
889	890
888	891
First Floor	
885	886
	887
Ground Floor	

### PLOT 887

#### Kitchen

2.76m x 2.40m max. 9'1" x 7'10" max.

#### Living/Dining Area

4.70m max. x 3.99m 15'5" max. x 13'1"

#### Bedroom 1

5.11m x 2.78m 16'10" x 9'2"

#### Bedroom 2

3.56m x 2.16m 11'8" x 7'1"

#### Total Internal Area

639 sq. ft. / 59.36 sq. m.

### PLOTS 888 & 892

#### Kitchen

2.76m x 2.40m max. 9'1" x 7'10" max.

#### Living/Dining Area

4.70m max. x 3.99m 15'5" max. x 13'1"

#### Bedroom 1

5.11m x 2.78m 16'10" x 9'2"

#### Bedroom 2

3.56m x 2.16m 11'8" x 7'1"

#### Total Internal Area

639 sq. ft. / 59.36 sq. m.

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# Pear Tree apartments

## 2 BEDROOM APARTMENTS



893	894
892	895
Second Floor	
889	890
888	891
First Floor	
885	886
	887
Ground Floor	



893	894
892	895
Second Floor	
889	890
888	891
First Floor	
885	886
	887
Ground Floor	

### PLOTS 889 & 893

#### Kitchen

3.88m × 1.95m max. 12'9" × 6'5" max.

#### Living/Dining Area

4.30m max. × 3.82m 14'1" max. × 12'7"

#### Bedroom 1

3.82m max. × 3.03m 12'9" max. × 10'0"

#### Bedroom 2

3.29m max. × 3.16m 10'10" max. × 10'4"

#### Total Internal Area

691 sq. ft. / 64.19 sq. m.

### PLOTS 890 & 894

#### Kitchen

3.88m × 1.95m max. 12'9" × 6'5" max.

#### Living/Dining Area

4.30m max. × 3.82m 14'1" max. × 12'7"

#### Bedroom 1

3.82m max. × 3.03m 12'9" max. × 10'0"

#### Bedroom 2

3.29m max. × 3.16m 10'10" max. × 10'4"

#### Total Internal Area

691 sq. ft. / 64.19 sq. m.

[→ Discover more about this development](#)

[→ View our current availability](#)

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56496 / December 2023.





# Pear Tree apartments

## 2 BEDROOM APARTMENTS



893	894
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892	895
-----	-----

### Second Floor

889	890
-----	-----

888	891
-----	-----

### First Floor

885	886
-----	-----

	887
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### Ground Floor

### PLOTS 891 & 895

#### Kitchen

2.76m × 2.4m max.    9'1" × 7'10" max.

#### Living/Dining Area

4.70m max. × 3.99m    15'5" max. × 13'1"

#### Bedroom 1

5.11m max. × 2.78m    16'10" max. × 9'2"

#### Bedroom 2

3.56m × 2.16m    9'11" × 5'1"

#### Total Internal Area

639 sq. ft. / 59.36 sq. m.

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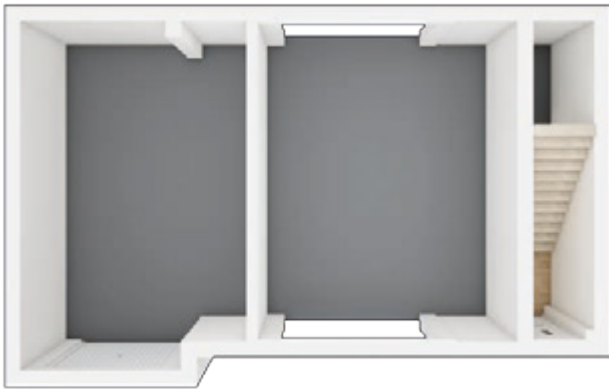
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# Coach House

2 BEDROOM HOME, TOTAL 788 sq. ft. / 64.01 sq. m.



**GROUND FLOOR**



**FIRST FLOOR**

**Kitchen/Dining Area**  
2.57m × 2.90m      8'5" × 9'6"

**Living Area**  
4.86m × 4.55m      15'11" × 14'11"

**Bedroom 1**  
4.66m × 2.53m      15'4" × 8'4"

**Bedroom 2**  
3.19m × 2.24m      10'5" × 7'4"

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# The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft. / 80.45 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.72m × 2.87m      15'6" × 9'5"

### Living Room max.

4.26m × 3.69m      14'0" × 12'1"



## FIRST FLOOR

### Bedroom 1 min.

2.96m × 2.83m      9'9" × 9'4"

### Bedroom 2

3.30m × 2.63m      10'10" × 8'8"

### Bedroom 3 max.

3.55m × 2.00m      11'8" × 6'7"

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq. ft. / 86.49 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'11"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq. ft. / 101.45 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.25m x 2.71m max.  
14'0" x 8'11" max.

### Living Room

4.19m x 3.19m max.  
13'9" x 10'6" max.



## FIRST FLOOR

### Bedroom 2 max.

4.25m x 2.82m      14'0" x 9'3"

### Bedroom 3

3.59m x 2.15m      11'10" x 7'1"



## SECOND FLOOR

### Bedroom 1

6.64m x 3.13m      21'10" x 10'3"

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# The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq. ft. / 107.3 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.73m x 3.00m      18'10" x 9'10"

### Living Room

4.66m x 3.63m      15'4" x 11'11"



## FIRST FLOOR

### Bedroom 1

3.42m x 3.16m      11'3" x 10'5"

### Bedroom 2

3.23m x 2.84m      10'7" x 9'4"

### Bedroom 3

3.25m x 2.23m      10'8" x 7'4"

### Bedroom 4

2.49m x 2.42m      8'2" x 7'11"

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# The Rosedale

4 BEDROOM HOME, TOTAL 1,243 sq. ft. / 115.46 sq. m.



## GROUND FLOOR

**Kitchen/Dining Area** max.

6.09m × 3.58m      20'0" × 11'9"

**Living Room** max.

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

**Bedroom 1** max.

3.74m × 3.52m      12'4" × 11'7"

**Bedroom 2** max.

3.64m × 2.95m      11'11" × 9'8"

**Bedroom 3** max.

3.05m × 2.51m      10'0" × 8'3"

**Bedroom 4** max.

3.54m × 2.25m      11'7" × 7'5"

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# The Thornford

4 BEDROOM HOME, TOTAL 1,562 sq. ft. / 116.04 sq. m.



## GROUND FLOOR

### Kitchen

4.79m × 3.33m      15'9" × 10'11"

### Living Room

4.74m × 3.91m      15'7" × 12'10"

### Family Room

3.91m × 3.26m      12'10" × 10'8"

### Dining/Study Area

2.71m × 2.61m      8'11" × 8'7"



## FIRST FLOOR

### Bedroom 1 max.

4.68m × 3.29m      15'4" × 10'9"

### Bedroom 2

4.01m × 3.33m      13'2" × 10'11"

### Bedroom 3 max.

4.72m × 3.36m      15'6" × 11'0"

### Bedroom 4

3.81m × 2.54m      12'6" × 8'4"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft. / 115.48 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area max.

6.09m × 3.58m      20'0" × 11'9"

### Living Room max.

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1 max.

3.74m × 3.52m      12'4" × 11'7"

### Bedroom 2 max.

3.64m × 2.95m      11'11" × 9'8"

### Bedroom 3 max.

3.50m × 3.05m      10'0" × 8'3"

### Bedroom 4 max.

3.54m × 2.25m      11'7" × 7'5"

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# The Chelmsford

5 BEDROOM HOME, TOTAL 1,735 sq. ft. / 146.23 sq. m.



## GROUND FLOOR

<b>Kitchen</b>	4.32m × 2.91m	14'2" × 9'7"
<b>Dining</b>	3.46m × 2.61m	11'4" × 8'7"
<b>Living Room</b>	4.95m × 3.46m	16'3" × 11'4"
<b>Study/Family Room</b>	3.01m × 2.15m	9'11" × 7'1"



## FIRST FLOOR

<b>Bedroom 1</b>	3.57m × 3.52m	11'9" × 11'7"
<b>Bedroom 2</b>	3.52m × 2.96m	11'7" × 9'9"
<b>Bedroom 5</b>	2.97m × 2.23m	9'9" × 7'4"
<b>Dressing Room</b>	2.46m × 2.30m	8'1" × 7'7"



## SECOND FLOOR

<b>Bedroom 3</b>	4.72m × 3.54m	15'6" × 11'7"
<b>Bedroom 4</b>	4.72m × 2.23m	15'6" × 7'4"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

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**Book an appointment**



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