EARLS PARK — III —

BRISTOL ROAD, GLOUCESTER, GL1 5NY



EARL'S PARK II

GLOUCESTER

MATTHEW HOMES

OVER 45 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 45 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom apartments ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the west in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.

SPECIFICATION

Gas central heating

Vertical five panel internal doors

Chrome finish door furniture

UPVC double glazed windows

Lemongrass fitted kitchen

Integrated kitchen including under oven, gas hob (to houses), electric hob (to apartments), cooker hood, washing machine and dishwasher (houses only).

Choice of vinyl flooring to kitchen (subject to stage of construction)

Choice wall tiling to bathroom and en-suite (subject to stage of construction)

Roca sanitaryware

Chrome heated towel rails to bathroom and en-suite

Inset ceiling lights to kitchen, bathroom and en-suite

Electric car charging point to houses and selected apartments

NHBC cover







EARLS PARK — III — CLAVERING Plots 259-268, 270 & 271 AVENUE **BLOCK G BELVOIR** Plot 269 APARTMENT BLOCK G EMERY **EXISTING** Plots 293 - 301 MATTHEW HOMES DEVELOPMENT APARTMENT BLOCK J Plots 284 - 292 289 292 APARTMENT BLOCK K CYCLES Plots 278 - 283 APARTMENT BLOCK H Plots 272 - 277 BLOCK BLOCK H WAY267 = BLOCK K MILLSTONE CYCLES BINS BINS CYCLES

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BELVOIR

3 BEDROOM HOUSE



GROUND FLOOR

Living Room	5838 x 3287	19′ 2″ x 10′ 9″
Kitchen/Dining	5838 (max) x 3275 (max) 19′ 2″ (max) x 10′ 9″ (max)

FIRST FLOOR

Bedroom 1	4548 (max) x 3350	14′ 11″ (max) x 11′ 0″
Bedroom 2	3340 x 3045	10′ 11″ × 10′ 0″
Bedroom 3	3340 x 2718	10′ 11″ × 8′ 11″



Plot 269

CLAVERING

3 BEDROOM HOUSES



GROUND FLOOR

Living Room	4790 (max) x 3689 (max)	15' 9" (max) x 12' 1" (max)
Kitchen/Dining	4814 (max) x 4225 (max)	15' 10" (max) x 13' 10" (max)
Utility	1775 (max) x 1563 (max)	5' 10" (max) x 5' 2" (max)

FIRST FLOOR

Bedroom 1	3728 (max) x 3128 (min)	12' 3" (max) x 10' 3" (min)
Bedroom 2	3700 x 2564	12′ 2″ x 8′ 5″
Bedroom 3	3700 x 2175	12′ 2″ x 7′ 2″

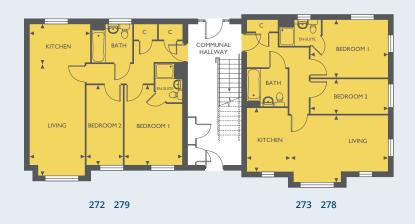
^{*}Note: WC & landing windows omitted to plots 260, 263, 264, 267, 270 & 271. Some plots are handed versions shown and plot layouts may vary.



BLOCKS H AND K

2 BEDROOM APARTMENTS

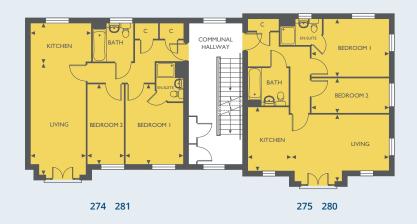
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



PLOTS 272, 274, 276, 279, 281, 283

Living Area	5953 (max) x 2890 (m	ax) 19' 6" (max) x 9' 6" (max)
Kitchen Area	3185 x 2000	10′ 5″ × 6′ 7″
Bedroom 1	4190 (max) x 3048 (m	ax) 13′ 9″ (max) x 10′ 0″ (max)
Bedroom 2	4190 x 1947	13′ 9″ × 6′ 5″

PLOTS 273, 275, 277, 278, 280, 282

Living Area	5240 x 3478 (max)	17′ 2″ x 11′ 5″ (max)
Kitchen Area	3327 x 2150	10′ 11″ × 7′ 1″
Bedroom 1	4035 (max) x 3025 (max	x) 13′ 3″ (max) x 9′ 11″ (max)
Bedroom 2	4035 x 1850	13′ 3″ x 6′ 1″











PLOTS 293, 296, 299

Living Area	5903 (max) x 3598 (max)	19' 4" (max) x 11' 10" (max)
Kitchen Area	3048 x 2050	10′ 0″ x 6′ 9″
Bedroom 1	4190 (max) x 2900 (max)	13' 9" (max) x 9' 6" (max)
Bedroom 2	3403 (min) x 1965	11' 2" (min) x 6' 5"

PLOTS 294, 297, 300

Living Area	5990 (max) x 3425 (m	nax) 19' 8" (max) x 11' 3" (max)
Kitchen Area	2913 x 2075	9′ 7″ x 6′ 10″
Bedroom	4190 (max) x 3350 (m	nax) 13' 9" (max) x 11' 0" (max)

PLOTS 295, 298, 301

Living Area	5953 (max) x 2890 (max	x) 19' 6" (max) x 9' 6" (max)
Kitchen Area	3125 x 2000	10′ 3″ x 6′ 7″
Bedroom 1	4190 (max) x 3100 (max	x) 13′ 9″ (max) x 10′ 2″ (max)
Bedroom 2	4190 x 1835	13′ 9″ × 6′ 0″







PLOTS 284, 287, 290

Living Area	5953 (max) x 2890 (max)	19' 6" (max) x 9' 6" (max)
Kitchen Area	3125 x 2000	10′ 3″ x 6′ 7″
Bedroom 1	4190 (max) x 3100 (max)	13' 9" (max) x 10' 2" (max)
Bedroom 2	4190 x 1835	13′ 9″ x 6′ 0″

PLOTS 285, 288, 291

Living Area	5953 (max) x 3003 (max)	19' 6" (max) x 9' 10" (max)
Kitchen Area	3238 x 2000	10′ 7″ x 6′ 7″
Bedroom 1	4190 (max) x 3100 (max)	13' 9" (max) x 10' 2" (max)
Bedroom 2	4190 x 1835	13′ 9″ x 6′ 0″

PLOTS 286, 289, 292

	Living Area	5903 (max) x 3598 (max)	19' 4" (max) x 11' 10" (max)
	Kitchen Area	3048 x 2050	10′ 0″ x 6′ 9″
Ī	Bedroom 1	4190 (max) x 2900 (max)	13' 9" (max) x 9' 6" (max)
	Bedroom 2	3403 (min) x 1965	11' 2" (min) x 6' 5"



LOCATION

Earls Park II is an exclusive development consisting of 1, 2 & 3 bedroom homes located within walking distance to the centre of Gloucester which blends its historical charm with contemporary amenities. Once a thriving maritime hub, it has been transformed into an energetic leisure destination with museums, cafes, restaurants, and a cinema. Visitors can explore the city's museums, including the Gloucester City Museum and Art Gallery, or enjoy a leisurely stroll along the waterfront at the regenerated Gloucester Docks. With a wide range of amenities that cater to residents' needs, the city has a vibrant city centre with excellent shopping facilities.

Gloucester offers direct train services to London Paddington, Birmingham, Bristol, Cardiff, and other major cities and excellent road links via the M5 motorway to Bristol and Birmingham. The A40 and A417 roads connect Gloucester to neighbouring towns and the picturesque Cotswolds region.





Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.





Protection for new-build home buyers

Tel: 01707 655550

e-mail: sales@matthew-homes.com www.matthew-homes.com