

# Bridgeford Gardens

BRIGGSWATH, WHITBY

Mandale Homes   
TOGETHER WE BUILD A HOME





# Welcome to Bridgeford Gardens

THE FINEST CHOICE OF NEW HOMES IN A BEAUTIFUL RURAL LOCATION.

Mandale Homes are renowned for luxurious award winning quality. Every home is built with the buyer in mind and comes with an exceptional specification that is second to none.

At Bridgeford Gardens, we are proud to offer an exclusive development of just 14 homes ideally located in the idyllic village of Briggswath.

Discover the beautiful collection of 3 & 4 bedroom homes and find the perfect fit for your lifestyle and needs.

Experience the best of both worlds as you embrace the serenity of country life while enjoying easy access to local amenities and the stunning coastal town of Whitby only a short drive away.

# Love where you live

WHATEVER STAGE OF LIFE, BRIGGSWATH IS A LOCATION FOR YOU TO ENJOY IN MANY WAYS.



MANDALE HOMES



**The Starling**

Three bedroom home



**The Skylark**

Four bedroom home with garage  
(Please note: Plot 9 excludes garage)



**The Brambling**

Four bedroom home  
with integral garage



**The Wren**

Four bedroom home  
with integral garage



Cycle storage



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths can change as the development proceeds. Please check the details of your chosen property with your Sales Advisor prior to reservation. Computer generated streetscene for guidance only.

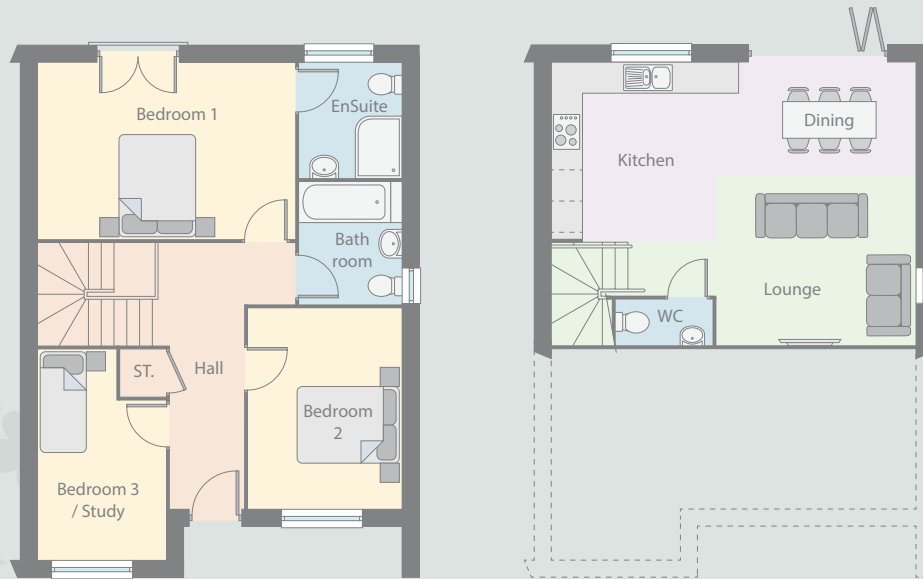


# The Starling

## THREE BEDROOM HOME - 1120 SQ.FT.

A semi-detached split level home ideal for couples. Featuring an open plan kitchen, dining and lounge area with bi-fold doors leading out to the rear garden.

A large master bedroom with en-suite, two further bedrooms and a family bathroom make up the first floor.



### Ground Floor

Kitchen/Dining/ Lounge	710mm x 5525mm (max)	23' 4" x 18' 2"
WC	1900mm x 900mm	6' 3" x 2' 11"

### First Floor

Bedroom 1	5025mm x 3500mm	16' 6" x 11' 6"
En-suite	2400mm x 1975mm	7' 10" x 6' 6"
Bedroom 2	3900mm x 2975mm	12' 10" x 9' 9"
Bedroom 3/ Study	4150mm x 2475mm (max)	13' 7" x 8' 1"
Bathroom	2400mm x 1975mm	7' 10" x 6' 6"





# The Skylark

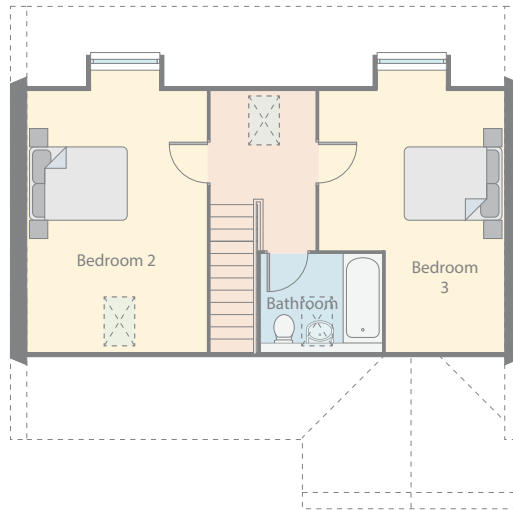
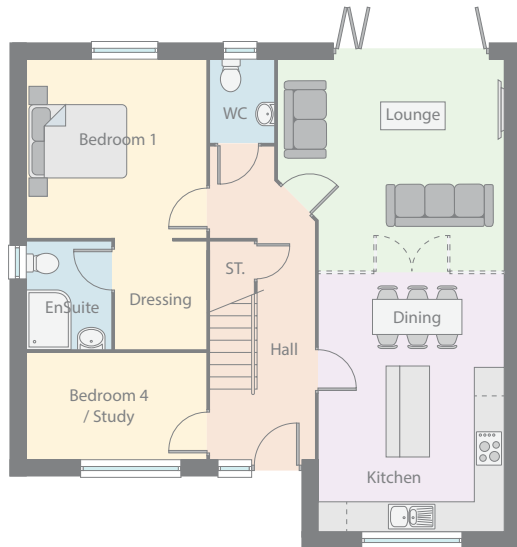
## FOUR BEDROOM HOME WITH GARAGE (excludes plot 9) - 1480 SQ.FT.

This detached home with a garage is ideal for families and those seeking ground floor living.

The downstairs area features an open plan kitchen and dining area to the front of the property and a lounge with bi-fold doors leading out to the garden at the rear. Additionally, there's a master bedroom with dressing area and en-suite, a fourth bedroom/study, and another WC on the ground floor.

Upstairs, there are two large bedrooms with dormer windows and a family bathroom.

This home allows you to personalise your space with the option to add a wall to separate the lounge.

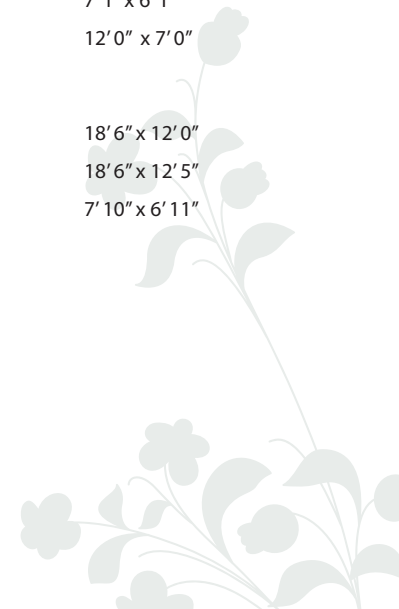


### Ground Floor

Kitchen/Dining/ Lounge	9600mm x 4575mm	31'6" x 15'0"
WC	1675mm x 1300mm	5'6" x 4'3"
Bedroom 1	3650mm x 3550mm	12'0" x 11'8"
En-suite	1675mm x 2150mm	5'6" x 7'1"
Dressing area	2150mm x 1850mm	7'1" x 6'1"
Bedroom 4/Study	3650mm x 2125mm	12'0" x 7'0"

### First Floor

Bedroom 2	5650mm x 3650mm	18'6" x 12'0"
Bedroom 3	5650mm x 3775mm	18'6" x 12'5"
Bathroom	2400mm x 2100mm	7'10" x 6'11"





# The Brambling

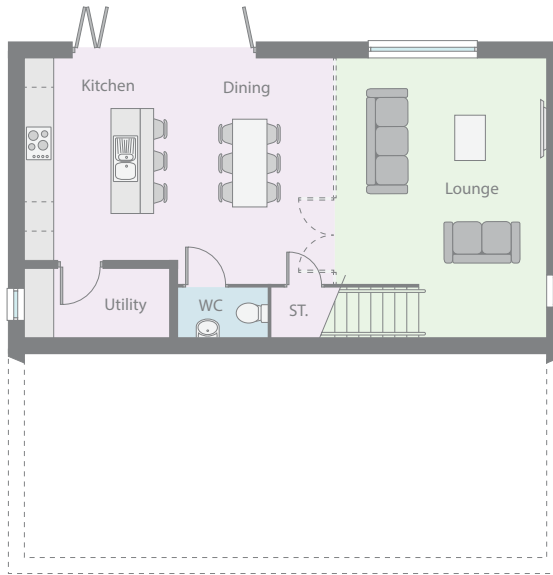
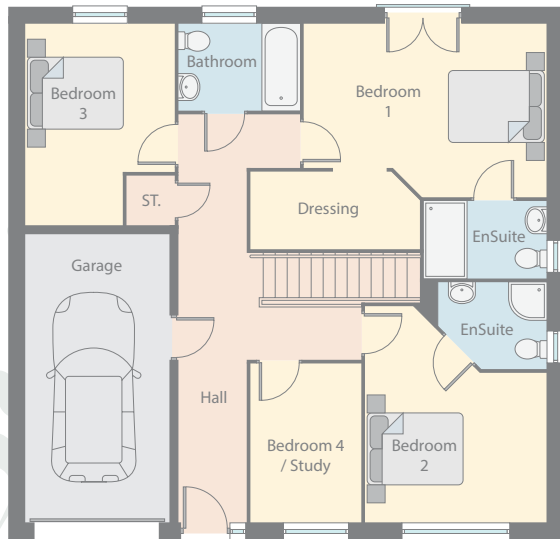
## FOUR BEDROOM HOME WITH INTEGRAL GARAGE - 1680 SQ.FT.

This split-level home with an integral garage is perfect for couples and families alike.

It boasts an open plan kitchen/dining area and a utility room for added convenience. Bi-fold doors seamlessly connect the indoor space to the rear garden, making it perfect for hosting summer family gatherings.

The impressive master bedroom features a large dressing area, an en-suite and a Juliette balcony. Additionally, there are two more generously sized bedrooms, one with its own en-suite, a further bedroom/study and a family bathroom completes the accommodation.

You can customise your living space with the option to add a wall to separate the lounge area, ensuring your home reflects your style and needs.



### Ground Floor

Kitchen/Dining/Lounge	10825mm x 5685mm	35'6" x 18'8"
Utility	3050mm x 1450mm	10'0" x 4'9"
WC	1975mm x 1000mm	6'6" x 3'3"

### First Floor

Bedroom 1	5025mm x 3575mm (max)	16'6" x 11'9"
En-suite	2525mm x 1600mm	8'3" x 5'3"
Dressing area	3550mm x 1600mm (max)	11'8" x 5'3"
Bedroom 2	4500mm x 3725mm (max)	14'9" x 12'3"
En-suite	2525mm x 1800mm (max)	8'3" x 5'11"
Bedroom 3	4125mm x 3150mm	13'6" x 10'4"
Bathroom	2450mm x 1775mm	8'0" x 5'10"
Bedroom 4/Study	3300mm x 2350mm	10'10" x 7'9"





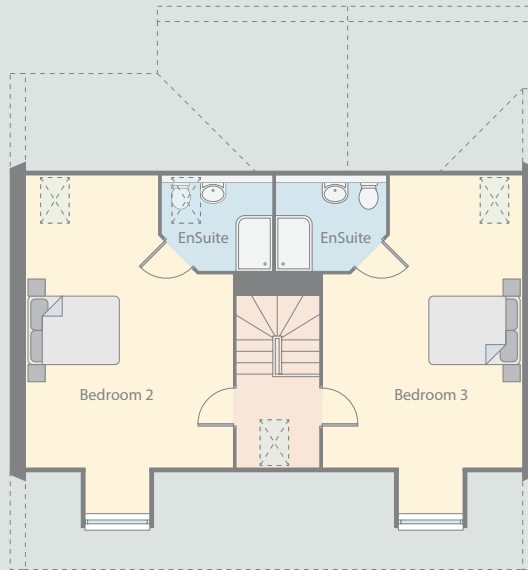
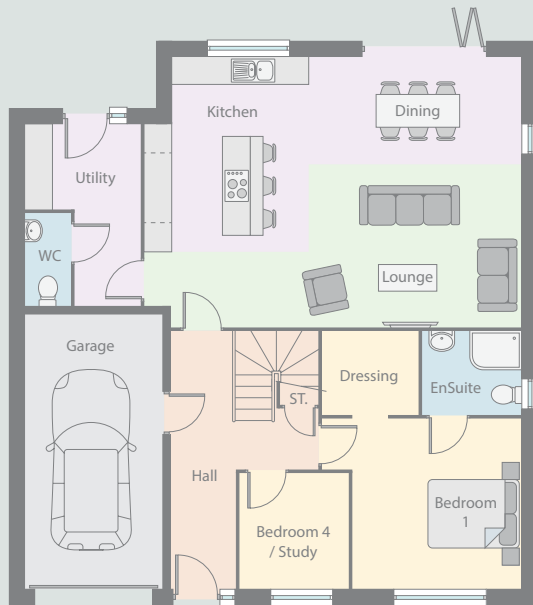
# The Wren

## FOUR BEDROOM HOME WITH INTEGRAL GARAGE - 1870 SQ.FT.

This stunning detached home with integral garage is perfect for those seeking ample space.

On the ground floor, you'll find the large open plan living area, designed to cater to modern-day living needs. It features a kitchen with an island and a utility room for added convenience, with bi-fold doors that lead out to the rear garden. Additionally, the ground floor hosts the master bedroom, complete with a dressing area and an en-suite, along with a further bedroom/study.

Upstairs, two large bedrooms await, each with its own en-suite and dormer window, bathing the rooms in natural light and creating airy spaces.



### Ground Floor

Kitchen/Dining/ Lounge	8300mm x 5750mm	27' 3" x 18' 10"
Utility	3950mm x 2425mm	13' 0" x 7' 11"
WC	1950mm x 975mm	6' 5" x 3' 2"

### First Floor

Bedroom 1	3700mm x 4350mm (max)	12' 2" x 14' 3"
En-suite	2150mm x 1800mm (max)	7' 1" x 5' 11"
Dressing area	2100mm x 1775 (max)	6' 11" x 5' 10"
Bedroom 4/Study	2740mm x 2500mm	9' 0" x 8' 2"
Bedroom 2	6340mm x 4500mm (max)	20' 10" x 14' 9"
En-suite	2400mm x 2050mm	7' 10" x 6' 9"
Bedroom 3	6340mm x 4350mm (max)	20' 10" x 14' 3"
En-suite	2400mm x 2050mm	7' 10" x 6' 9"



MANDALE HOMES

# It's your home, have it your way...

Homes at Bridgeford Gardens benefit from an all-inclusive specification, so you can enjoy your home from the moment you get your keys.

At Mandale our specification is anything but standard, we include many things that other builders don't.

All homes come with a contemporary kitchen with a range of colours and styles for you to choose from. Included are your integrated appliances, flooring throughout your home, tiling to bathrooms, oak style doors and electric roller shutter garage door.



#### **HALLWAY/STAIRS**

- Chrome downlights
- Choice of carpet

#### **W/C**

- White sanitaryware with vanity unit & chrome mixer tap
- Choice of Camaro flooring
- Choice of tiled splashback
- Chrome downlights
- Chrome heated towel warmer

#### **KITCHEN/DINING AREA**

- Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers
- Worktops with 100mm upstands and splashback behind hob (where applicable)
- Cutlery drawer
- Integrated stainless steel fan assisted oven
- Integrated stainless steel microwave/oven
- Gas hob
- Integrated dishwasher
- Chimney hood
- Integrated fridge freezer
- 1½ undermount composite bowl & drainer
- Choice of chrome mixer tap
- Chrome downlights
- Under unit lighting
- Plinth lighting
- Choice of Camaro flooring
- Digital TV aerial

#### **UTILITY ROOM (WHERE APPLICABLE)**

- Fully fitted designer units in a range of colours & styles with soft close doors & drawers
- Worktops with 100mm upstands
- Single undermount composite bowl and drainer (where applicable)
- Choice of chrome mixer tap (where applicable)
- Chrome downlights
- Choice of Camaro flooring

#### **LIVING ROOM**

- Digital TV aerial
- Choice of carpet

#### **PRINCIPAL BATHROOM**

- Shower bath with glass screen
- White sanitaryware & vanity unit with chrome mixer tap
- Chrome heated towel warmer
- Chrome downlights
- Shaver socket
- Full height tiling to wet area including splashback
- Half height tiling to other walls / full height tiling to two walls
- Tiling to floor

#### **BEDROOM 1**

- Digital TV aerial
- Choice of carpet

#### **DRESSING AREA (WHERE APPLICABLE)**

- Chrome downlights
- Choice of carpet

#### **ALL OTHER BEDROOMS**

- Digital TV aerial
- Choice of carpet

#### **EN-SUITE BATHROOMS**

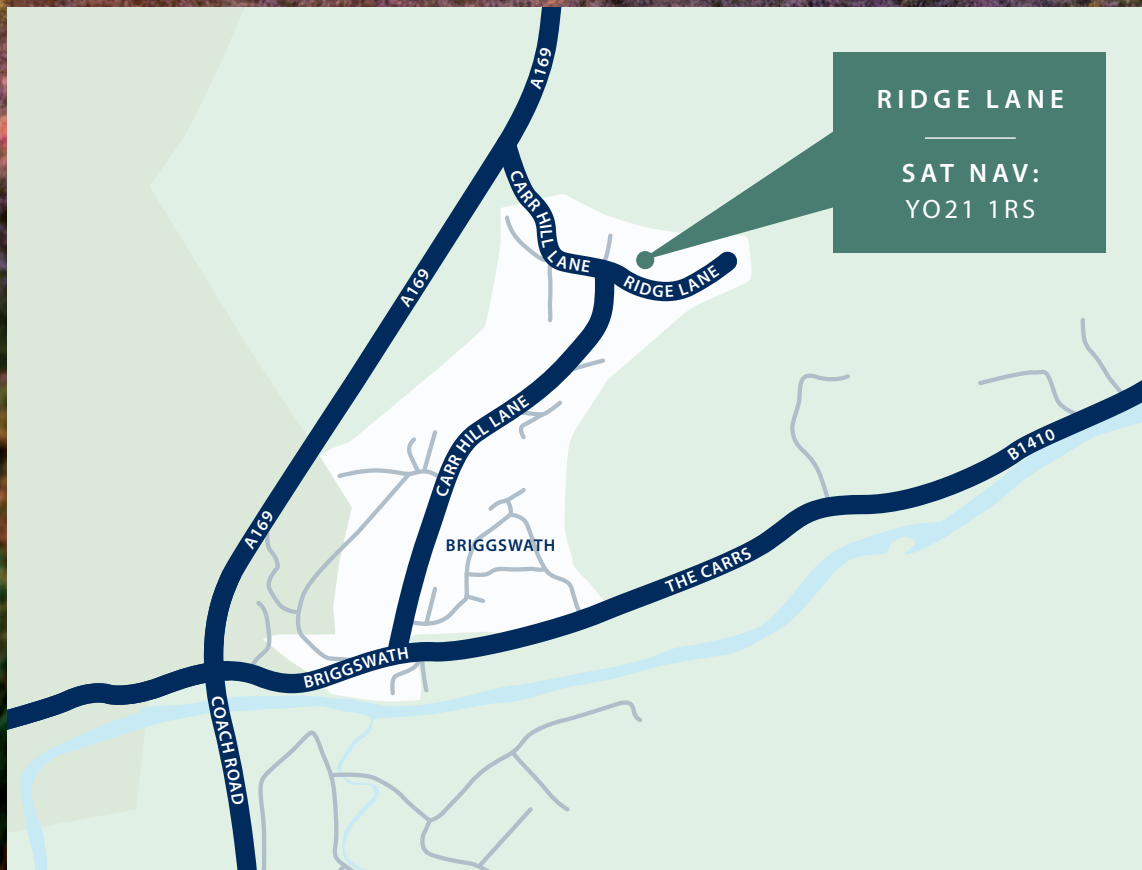
- Shower with glass doors
- White sanitaryware with vanity unit and chrome mixer tap
- Chrome heated towel warmer
- Chrome downlights
- Shaver socket
- Full height tiling to wet area including splashback
- Half height tiling to other walls / full height tiling to two walls
- Tiling to floor

#### **INTERNAL**

- Oak style doors
- Ceilings finished in white and walls finished in turtle dove grey throughout
- Staircase - oak handrail and spindles, softwood painted newel posts
- Skirting and architrave
- Gas heating and radiators
- Loft and exterior wall insulation
- Intruder alarm
- Smoke detectors
- White sockets and switches
- Digital TV aerial to living room and bedrooms
- FTTP internet facility

#### **EXTERNAL**

- Front courtesy light
- Rear courtesy light
- 1800mm close boarded fence between plots
- Front of house landscaped to meet planning requirements
- Double glazed windows
- Rotavated rear garden
- Electric roller shutter garage door (if applicable to plot)



# Bridgeford Gardens



Ridge Lane, Carr Hill,  
Briggswath, Whitby, YO21 1RS

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\*Please note that every care has been taken to ensure the accuracy of the information contained in this brochure at time of printing. In accordance with the Property Misdescriptions Act 1991 the information provided is for guidance only. Our policy of constant improvement could result in changes to dimensions, site layout, floor plans, elevations and specifications. CGI's and photographs are for illustration purposes only. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your Sales Advisor.

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