

**AVANT**  
homes



**WELCOME TO MODERN LIVING AT  
VANBRUGH GATE**

# YOUR BEST LIFE STARTS HERE. READY?



Vanbrugh Gate is perfectly located in the historic market town of Chester-le-Street. With its close proximity to the A1, there's easy access to both Durham and Newcastle, allowing for a hassle-free commute or a trip to the shops, cultural attractions or entertainment venues that both cities offer. Well-known major sporting venues are also within easy reach.

Each feature bi fold doors, exclusive kitchen designs with integrated appliances and outdoor space all tailored to modern living. All this and much more included in the price. Simply, more home to begin with.

# 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 is rewarding 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 LOCATION

Located within close proximity of Newcastle and Sunderland, Vanbrugh Gate in Chester-le-Street is the perfect place for those looking for new houses for sale in County Durham to call home. On the southern outskirts of Tyne and Wear, Chester-le-Street is surrounded by an abundance of amenities and, with Junction 64 of the A1 just a five-minute drive away, the North East and beyond is always within reach.

Less than 10 miles from Vanbrugh Gate is Metrocentre, the second-largest shopping centre and entertainment complex in the UK. Here you will find more than 200 shops, restaurants and leisure facilities including a bowling alley, multi-screen cinema and an adventure golf course.



Photo Caption

If you are looking for a house for sale in North East with a coastal escape, Sunderland is just a 30-minute drive away, where you will find the Stadium of Light, Sunderland Docks and Seaburn seafront. Closer to the development there are a plethora of exciting things to do including the world-famous open-air museum Beamish, which is just four miles down the road. Here you can enjoy a replicated northern town from the early 20th century as well as a whole host of events throughout the year.

Chester-le-Street and the surrounding areas offer great schools for primary and secondary school aged children including Chester-le-Street Primary School, Pelton Community Primary School and Rickleton Primary School for children aged up to 11. Park View School neighbours the development and is one of the top performing schools in the area for secondary school children.

Not only is Vanbrugh Gate within close proximity to the A1, but the development is also well located to reach the nearby towns and cities via public transport. Chester-le-Street train station is just a 10-minute drive from the development – you can reach Durham and Newcastle within 10 minutes while Darlington is just a 30-minute journey. There are also regular buses from Chester-le-Street to Newcastle, Metrocentre and Sunderland.

Durham County Cricket Club



The Queens Head



Chester-le-Street Train Station

# DEVELOPMENT PLAN



WHOME



- THE BAYBRIDGE** 2 bedroom home
- THE CULBRIDGE** 3 bedroom home
- THE DUNBRIDGE** 2 bedroom home
- THE EMBRIDGE** 3 bedroom home
- THE GREYBRIDGE** 2 bedroom home
- THE HIVEBRIDGE** 3 bedroom home
- THE IMPBRIDGE** 3 bedroom home
- THE IVYBRIDGE** 2 bedroom home
- THE MAYBRIDGE** 4 bedroom home
- THE MULBRIDGE** 4 bedroom home
- THE NARSBRIDGE** 4 bedroom home
- THE OAKBRIDGE** 4 bedroom home
- THE PENBRIDGE** 6 bedroom home
- THE PORTBRIDGE** 4 bedroom home
- THE SKYBRIDGE** 4 bedroom home
- THE TAMBRIDGE** 4 bedroom home

- Bin Storage Area
- Bin Collection Point
- Visitors Parking Space
- \* Discount Market Sale properties

# THE BAYBRIDGE

## 2 bedroom home

### Ground Floor

Live/Eat	4.42m <sup>2</sup> x 3.09m <sup>2</sup>	14'6" x 10'2"
Relax	4.42m x 2.55m	14'6" x 8'4"
Laundry	1.04m x 1.63m	3'5" x 5'4"
WC	1.98 m x 1.65m	6'1" x 5'5"

### First Floor

Bedroom 1	4.42m <sup>2</sup> x 2.61m	14'6" x 8'7"
Bedroom 2	4.42m <sup>2</sup> x 2.65m	14'6" x 8'8"
Bathroom	2.17m x 1.70m	7'1" x 5'7"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR



# THE CULBRIDGE

## 3 bedroom home

### Ground Floor

Live/Eat	4.59m <sup>2</sup> x 3.44m <sup>2</sup>	15'1" x 11'3"
Relax	4.59m x 3.04m	15'1" x 10'0"
Store	1.02m x 1.63m	3'4" x 5'4"
WC	1.93m x 1.19m	6'4" x 3'10"

### First Floor

Bedroom 1	4.59m <sup>2</sup> x 2.50m <sup>2</sup>	15'1" x 8'2"
Bedroom 2	2.26m x 3.20m	7'5" x 10'6"
Bedroom 3	2.23m <sup>2</sup> x 3.20m <sup>2</sup>	7'4" x 10'8"
Bathroom	2.23m x 1.95m	7'4" x 6'5"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE DUNBRIDGE

## 3 bedroom home

### Ground Floor

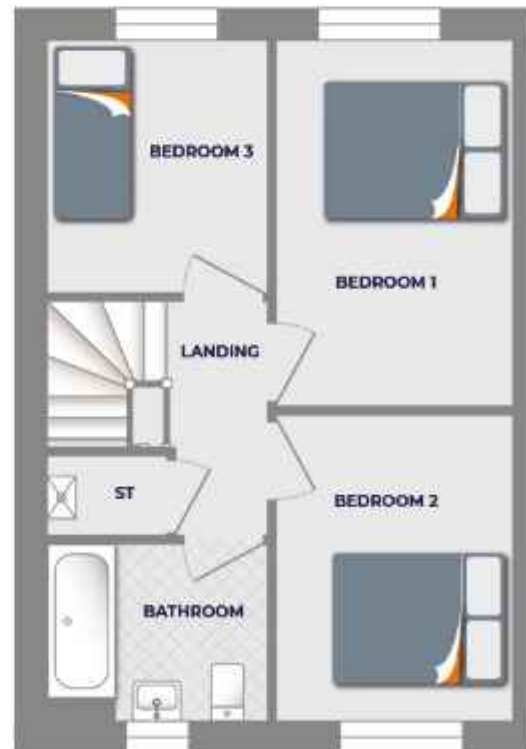
Live/Eat	5.15m x 3.20m	18'11" x 10'6"
Relax	2.37m x 4.21m	7'0" x 13'10"
Store	1.24m x 1.69m	4'1" x 5'4"
WC	1.23m x 1.94m	4'1" x 6'4"

### First Floor

Bedroom 1	2.81m x 4.05m	9'7" x 13'3"
Bedroom 2	2.81m x 3.36m	9'7" x 11'0"
Bedroom 3	2.45m x 2.77m	8'0" x 9'1"
Bathroom	2.45m x 1.89m	8'0" x 6'2"



GROUND FLOOR



FIRST FLOOR

# THE EMBRIDGE

## 3 bedroom home

### Ground Floor

Live/Eat	4.25m <sup>2</sup> x 4.10m	13'11" <sup>00</sup> x 13'5" <sup>00</sup>
Relax	5.09m <sup>2</sup> x 3.64m <sup>2</sup>	16'8" x 11'11"
Store	1.23m <sup>2</sup> x 0.92m	4'0" x 3'0"
WC	1.23m <sup>2</sup> x 1.94m	4'0" x 6'4"

### First Floor

Bedroom 1	2.87m <sup>2</sup> x 4.25m <sup>2</sup>	9'5" x 13'11"
Shower 1	1.44m <sup>2</sup> x 2.28m	4'9" x 7'6"
Bedroom 2	2.64m <sup>2</sup> x 3.40m <sup>2</sup>	8'8" x 11'6"
Bedroom 3	2.43m <sup>2</sup> x 3.10m <sup>2</sup>	8'0" x 10'2"
Bathroom	2.37m <sup>2</sup> x 1.94m	7'9" x 6'4"



GROUND FLOOR



FIRST FLOOR

# THE GREYBRIDGE

## 3 bedroom home

### Ground Floor

Live/Eat	5.02m <sup>2</sup> x 3.23m	16'6" x 10'7"
Relax	5.02m x 2.47m	16'6" x 8'1"
Utility	0.89m x 1.48m	2'11" x 4'11"
WC	1.85m <sup>2</sup> x 2.12m <sup>2</sup>	6'1" x 7'

### First Floor

Bedroom 1	3.49m <sup>2</sup> x 3.23m <sup>2</sup>	11'6" x 10'7"
Shower	1.43m <sup>2</sup> x 2.24m	4'9" x 7'4"
Bedroom 2	2.57m x 3.56m	8'5" x 11'9"
Bedroom 3	2.57m <sup>2</sup> x 2.39m <sup>2</sup>	8'5" x 7'10"
Bathroom	2.36m x 1.94m <sup>2</sup>	7'0" x 6'4"



GROUND FLOOR



FIRST FLOOR

# THE HIVEBRIDGE

## 3 bedroom home

### Ground Floor

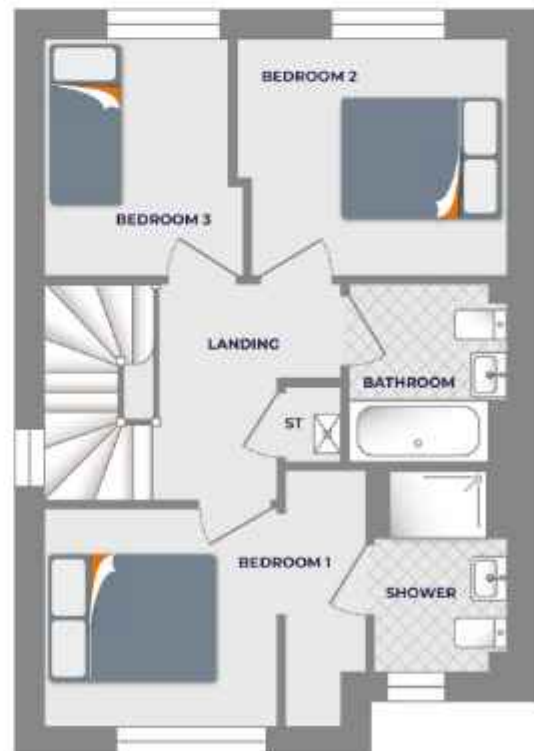
Live/Eat	3.94m x 4.2m	12'7" x 13'9"
Relax	5.58m x 3.32m	18'4" x 10'11"
Laundry	1.65m x 1.58m	5'5" x 5'2"
WC	1.65m x 1.7m	5'5" x 5'7"

### First Floor

Bedroom 1	3.04m x 2.63m	10'0" x 8'8"
Shower 1	1.4m x 2.41m	4'7" x 7'11"
Bedroom 2	3.27m x 2.88m	10'9" x 9'5"
Bedroom 3	2.22m x 2.86m	7'3" x 9'5"
Bathroom	1.7m x 2.15m	5'7" x 7'1"



GROUND FLOOR



FIRST FLOOR

# THE IMPBRIDGE

## 3 bedroom home

### Ground Floor

Live/Eat	2.77m <sup>2</sup> x 4.12m <sup>2</sup>	9'1" <sup>2</sup> x 13'6" <sup>2</sup>
Relax	4.06m <sup>2</sup> x 3.30m <sup>2</sup>	13'4" x 10'10"
Store	1.04m <sup>2</sup> x 1.93m <sup>2</sup>	3'5" x 6'4"
WC	1.94m <sup>2</sup> x 1.65m <sup>2</sup>	6'4" x 5'5"

### First Floor

Bedroom 1	3.27m <sup>2</sup> x 3.59m <sup>2</sup>	10'9" x 11'9"
Shower 1	1.52m <sup>2</sup> x 2.48m <sup>2</sup>	5'4" x 8'2"
Bedroom 2	2.64m <sup>2</sup> x 3.59m <sup>2</sup>	8'8" x 11'1"
Bedroom 3	2.25m <sup>2</sup> x 2.79m <sup>2</sup>	7'5" x 9'2"
Bathroom	2.82m <sup>2</sup> x 2.12m <sup>2</sup>	9'3" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE IVYBRIDGE

## 3 bedroom home

### Ground Floor

Live/Eat	2.92m <sup>2</sup> x 4.13m	9'7" x 13'6"
Relax	4.25m x 4.17m	14'0" x 13'8"
Utility	1.10m x 1.65m	3'7" x 5'5"
WC	1.81m x 1.65m	5'11" x 5'5"
Garage	3.01m x 6.09m	9'11" x 20'0"

### First Floor

Bedroom 1	4.24m x 2.44m	13'11" x 8'0"
Shower 1	2.91m x 1.61m	7'7" x 5'3"
Bedroom 2	3.30m <sup>2</sup> x 3.20m <sup>2</sup>	10'10" x 10'10"
Bedroom 3	3.31m <sup>2</sup> x 3.20m <sup>2</sup>	10'10" x 10'10"
Bathroom	1.95m x 1.63m	6'5" x 5'4"



GROUND FLOOR



FIRST FLOOR

# THE MAYBRIDGE

4 bedroom home

## Ground Floor

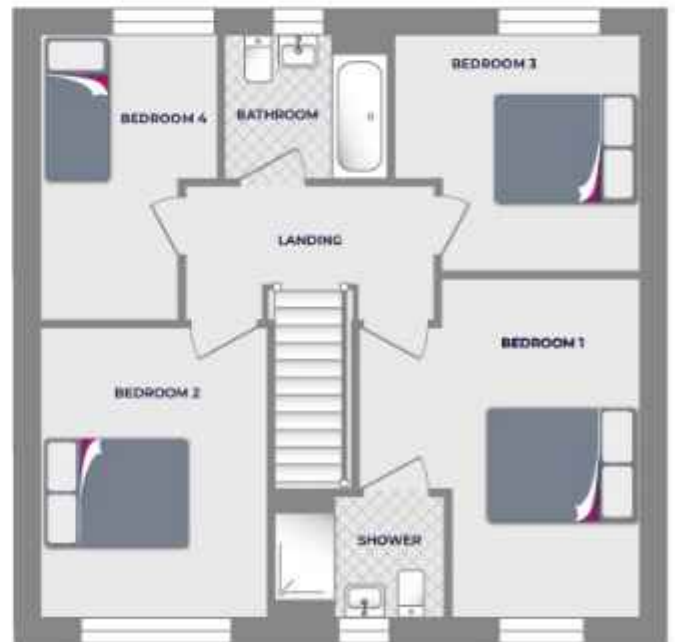
Live/Eat	3.79m <sup>2</sup> x 4.54m <sup>2</sup>	12'5" x 14'11"
Relax	4.89m <sup>2</sup> x 3.28m <sup>2</sup>	16'2" x 10'10"
Store	1.03m <sup>2</sup> x 1.78m <sup>2</sup>	3'5" x 5'9"
WC	1.89m <sup>2</sup> x 1.89m <sup>2</sup>	6'2" x 5'7"
Garage	3m x 6m	9'10" x 19'8"

## First Floor

Bedroom 1	3.78m <sup>2</sup> x 4.56m <sup>2</sup>	12'5" x 15'
Shower	2.3m <sup>2</sup> x 1.68m <sup>2</sup>	7'7" x 5'5"
Bedroom 2	3.06m <sup>2</sup> x 3.9m <sup>2</sup>	10'0" x 12'10"
Bedroom 3	3.32m <sup>2</sup> x 3.18m <sup>2</sup>	10'11" x 10'5"
Bedroom 4	2.38m <sup>2</sup> x 3.84m <sup>2</sup>	7'10" x 12'7"
Bathroom	2.18m <sup>2</sup> x 1.82m <sup>2</sup>	7'2" x 6"



GROUND FLOOR



FIRST FLOOR



# THE MULBRIDGE

4 bedroom home

## Ground Floor

Live/Eat	5.70m x 3.95m	18'8" x 13'0"
Relax	3.34m x 5.13m	10'11" x 16'10"
Utility	1.80m x 1.88m	5'3" x 6'2"
WC	1.64m x 1.88m	5'5" x 6'2"

## First Floor

Bedroom 1	3.34m x 3.86m	10'11" x 12'8"
Shower 1	2.25m x 1.44m	7'5" x 4'9"
Bedroom 2	3.43m x 2.62m	11'3" x 9'7"
Bedroom 3	2.18m x 2.92m	7'2" x 9'7"
Bedroom 4	2.00m x 2.60m	6'7" x 9'2"
Bathroom	2.25m x 1.94m	7'5" x 6'4"



GROUND FLOOR



FIRST FLOOR

# THE NARSBRIDGE

4 bedroom home

## Ground Floor

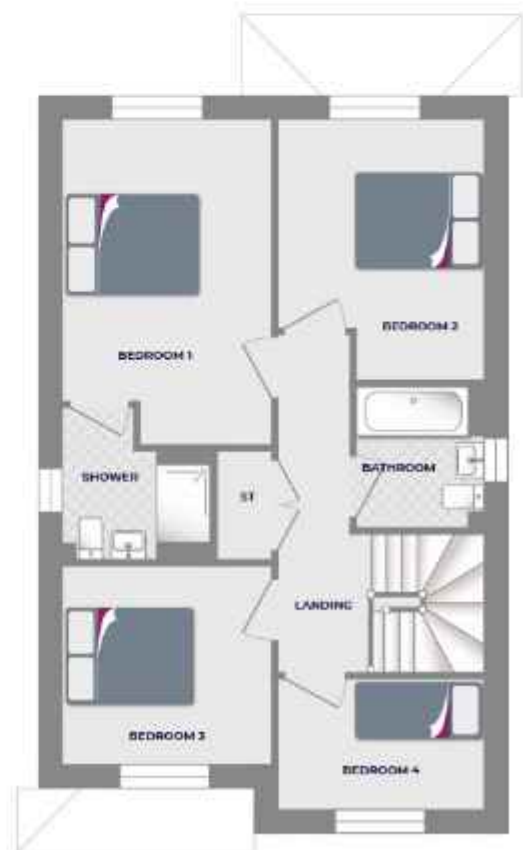
Live/Eat	6.37m <sup>2</sup> x 4.35m <sup>2</sup>	20'11" x 14'3"
Relax	3.81m <sup>2</sup> x 3.43m <sup>2</sup>	11'10" x 11'3"
Store	1.87m <sup>2</sup> x 8.62m <sup>2</sup>	5'8" x 28'4"
WC	1.57m <sup>2</sup> x 1.82m <sup>2</sup>	5'2" x 8'0"
Garage	3.12m <sup>2</sup> x 5.93m <sup>2</sup>	10'3" x 19'5"

## First Floor

Bedroom 1	3.17m <sup>2</sup> x 4.93m <sup>2</sup>	10'5" x 16'2"
Shower 1	2.26m <sup>2</sup> x 1.64m <sup>2</sup>	7'5" x 5'4"
Bedroom 2	3.11m <sup>2</sup> x 3.98m <sup>2</sup>	10'2" x 13'0"
Bedroom 3	3.17m <sup>2</sup> x 2.98m <sup>2</sup>	10'5" x 9'9"
Bedroom 4	3.11m <sup>2</sup> x 2.00m <sup>2</sup>	10'2" x 6'7"
Bathroom	1.70m <sup>2</sup> x 2.11m <sup>2</sup>	5'7" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE OAKBRIDGE

4 bedroom home

## Ground Floor

Live/Eat	4.29m x 4.36m	14'1" x 14'4"
Relax	5.13m x 5.12m	16'10" x 16'10"
Utility	2.17m x 1.87m	7'1" x 6'2"
WC	1.85m x 1.82m	6'5" x 6'
Garage	3.01m x 8.07m	9'11" x 19'11"

## First Floor

Bedroom 1	4.68m <sup>2</sup> x 2.98m <sup>2</sup>	15'4" x 9'0"
Shower 1	1.56m <sup>2</sup> x 2.22m <sup>2</sup>	5'1" x 7'3"
Bedroom 2	3.51m x 2.98m	11'6" x 9'0"
Bedroom 3	2.82m x 3.14m	9'3" x 10'4"
Bedroom 4	2.11m x 3.14m	6'11" x 10'4"
Bathroom	1.9m <sup>2</sup> x 2.12m <sup>2</sup>	6'3" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE PENBRIDGE

4 bedroom home

## Ground Floor

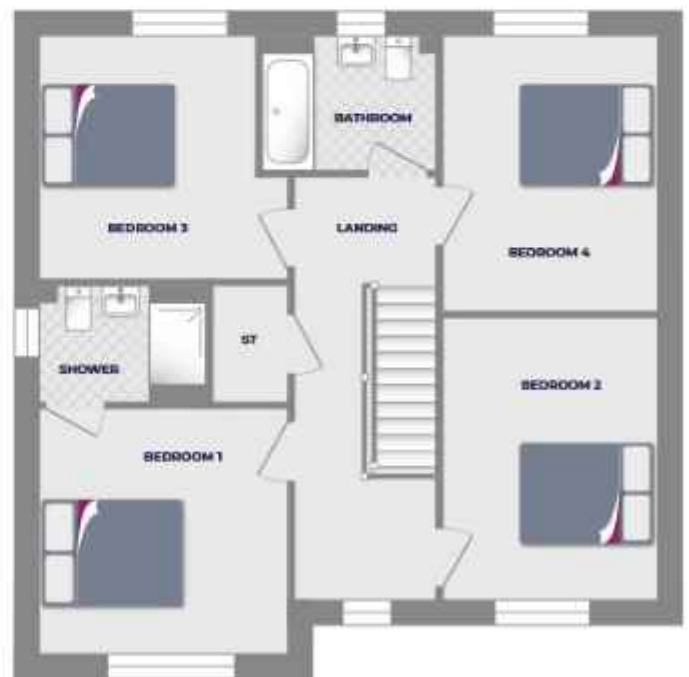
Live/Eat	5.71m <sup>2</sup> x 4.32m	18'9" x 14'2"
Kitchen	3.57m x 4.42m	11'9" x 14'6"
Utility	1.36m x 1.91m	4'5" x 6'3"
Store	0.86m x 1.42m	2'11" x 4'8"
WC	1.60m x 1.86m	5'3" x 6'1"

## First Floor

Bedroom 1	3.56m x 3.50m	11'8" x 11'6"
Shower 1	2.28m x 1.68m	7'10" x 5'6"
Bedroom 2	3.07m x 4.01m	10'1" x 13'2"
Bedroom 3	3.56m x 3.48m	11'8" x 11'5"
Bedroom 4	3.07m x 3.96m	10'1" x 13'0"
Bathroom	2.49m x 1.94m	8'2" x 6'4"



GROUND FLOOR



FIRST FLOOR

# THE PORTBRIDGE

## 4 bedroom home

### Ground Floor

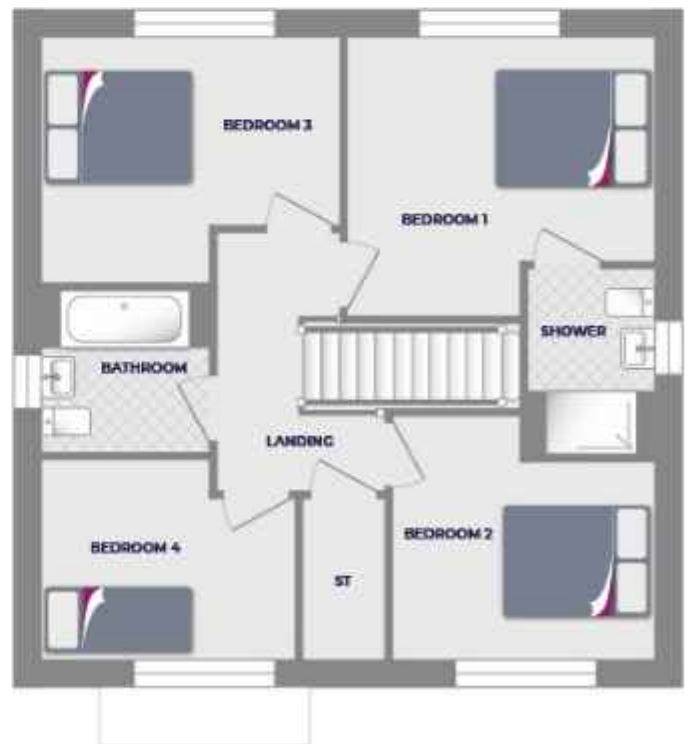
Live/Eat	7.95m x 3.56m	26'1" x 11'8"
Relax	3.65m x 4.35m**	12'0" x 14'3"***
Utility	1.39m x 1.21m	4'7" x 4'0"
WC	1.90m x 1.65m	6'3" x 5'5"

### First Floor

Bedroom 1	3.98m <sup>2</sup> x 3.68m	13'1" x 12'1"
Showers 1	1.64m x 2.42m	5'4" x 7'11"
Bedroom 2	3.40m x 3.04m <sup>2</sup>	11'2" x 10'0"
Bedroom 3	3.89m x 3.20m <sup>2</sup>	12'9" x 10'6"
Bedroom 4	3.30m <sup>2</sup> x 2.58m	10'10" x 8'5"
Bathroom	2.19m <sup>2</sup> x 2.11m	7'2" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE SKYBRIDGE

4 bedroom home

## Ground Floor

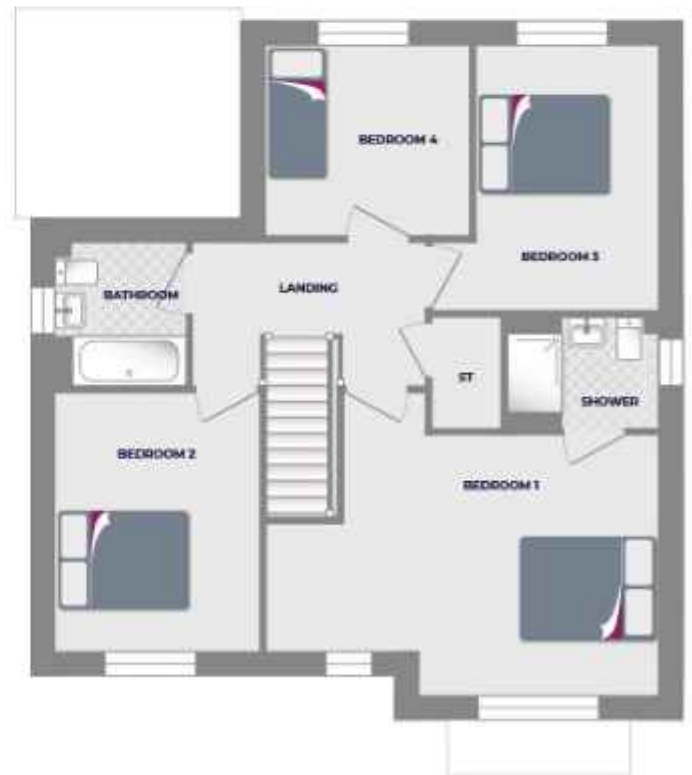
Live/Eat	5.81m x 4.82m	19'1" x 15'10"
Relax	3.59m x 5.44m	11'8" x 17'10"
Utility	1.97m x 2.55m	6'6" x 8'4"
WC	1.80m x 2.55m	5'3" x 8'4"
Garage	3.01m x 6.09m	9'11" x 20'0"

## First Floor

Bedroom 1	5.81m <sup>2</sup> x 3.87m <sup>2</sup>	19'1" x 12'8"
Shower 1	2.26m x 1.84m	7'5" x 6'4"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m x 3.93m	8'11" x 12'11"
Bedroom 4	3.00m x 2.80m	9'10" x 9'2"
Bathroom	1.96m x 2.12m	6'5" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE TAMBRIDGE

4 bedroom home

## Ground Floor

Live/Eat	5.17m <sup>2</sup> x 4.69m	17'0" x 15'4"
Live	5.14m x 3.11m	16'10" x 10'2"
Relax	3.11m x 4.27m	10'3" x 14'0"
Utility	1.99m x 2.11m	6'6" x 8'11"
WC	1.80m x 2.11m	5'9" x 8'11"

## First Floor

Bedroom 1	4.09m <sup>2</sup> x 3.79m <sup>2</sup>	13'2" x 12'3"
Shower 1	1.63m x 2.07m	5'4" x 7'9"
Bedroom 2	4.41m x 2.78m	14'6" x 9'1"
Bedroom 3	3.06m <sup>2</sup> x 3.42m <sup>2</sup>	10'0" x 11'3"
Bedroom 4	3.79m x 2.79m	12'5" x 9'1"
Bathroom	1.99m x 2.11m	6'4" x 6'11"



GROUND FLOOR



FIRST 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/Bi-fold 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\*\*
- 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
- Door number plaque
- Turf to rear gardens where applicable

\*\*Sidelight, Allocated Parking , Garage, Bi-fold door 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

- 'Classic' or '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, 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](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://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.

## JACKSON LAW FIRM

Phone: 01642 356500 | Email: [info@jacksons-law.com](mailto:info@jacksons-law.com)  
Website: [www.jacksons-law.com](http://www.jacksons-law.com)

## PLS

Phone: 0330 024 4536 | Email: [info@pls-solicitors.co.uk](mailto:info@pls-solicitors.co.uk)  
Website: [www.pls-solicitors.co.uk](http://www.pls-solicitors.co.uk)

## GM WILSON

Phone: 01924 291111 | Email: [info@gmwilson.co.uk](mailto:info@gmwilson.co.uk)  
Website: [www.gmwilson.co.uk](http://www.gmwilson.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.

Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-



# AVANT homes

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

Vanbrugh Gate  
Chester-Le-Street  
DH3 2AN  
01202 113651

[www.avanthomes.co.uk/vanbrughgate](http://www.avanthomes.co.uk/vanbrughgate)



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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