

AVANT
homes



**WELCOME TO MODERN LIVING AT
CYGNET PARK**

YOUR BEST LIFE STARTS HERE. READY?



Built by an award-winning Site Manager, Cygnet Park offers a range of 2, 3 and 4 bedroom homes for sale in North Tyneside. Each features bi-fold doors, exclusive kitchen designs with integrated appliances, and much more included in the price!

Cygnet Park is ideally located just 6 miles north of Newcastle City Centre, making it the perfect place for commuters and families alike. The town benefits from numerous local amenities including local shops, cafe, restaurants and pubs. And all of the wonderful eateries, entertainment and leisure facilities of Newcastle are just a 20 minute car drive away

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 NORTH TYNESIDE

Cygnets Park offers easy access to Newcastle-upon-Tyne, the North East coast and Northumberland National Park, making it an ideal choice for people looking for houses for sale in North Tyneside.

Four minutes away from the development is a vibrant local community and fantastic amenities, including a Shopping Centre and a Morrisons store. There is also a great selection of restaurants and pubs.

Cygnets Park is blessed to be so close to the North East's stunning coastline. The famous seaside resort of Whitley Bay - with its sandy beaches, promenade and attractions - is only 15 minutes away by car.

Newcastle City Centre



Just south of Whitley Bay is Blue Reef Aquarium, home to a wonderful variety of exotic sealife.

Those living at the development benefit from a great choice of local public green spaces, including Gosforth Park Nature Reserve, which is a popular place for walking and wildlife spotting. Northumberland National Park, meanwhile, is only 50 minutes away via the A696.

There is an excellent selection of schools near Cygnet Park, including the Bailey Green and Amberley primaries, both of which are rated outstanding by Ofsted. The George Stephenson High and Longbenton High secondary schools are also close-by.

Cygnet Park is ideal for commuting, with the A1 being only 11 minutes away to the west via the A19, connecting to Newcastle-upon-Tyne to the south, and Edinburgh to the north. Sunderland is only 31 minutes away to the east via the A19. Newcastle Central Station runs regular services to London via Leeds and to Edinburgh and Glasgow. Newcastle International Airport is only 13 minutes to the west via the A696.



Local Waterfront



Angel of the North



Killingworth Shopping Centre

DEVELOPMENT PLAN





THE ASKERN
2 bedroom home



THE HORBURY
4 bedroom home



THE BAYFIELD
2 bedroom home



THE MAYBROOK
2 bedroom home



THE EVESTONE
3 bedroom home



THE RAINBROOK
4 bedroom home



THE FARNSTONE
3 bedroom home



THE SKYBROOK
4 bedroom home



THE GREYSTONE
3 bedroom home



THE TAMBROOK
4 bedroom home



THE IMPSTONE
2 bedroom home



THE THORESBY
4 bedroom home



THE IVYSTONE
2 bedroom home



THE WENTBRIDGE
4 bedroom home



THE KADSTONE
2 bedroom home



THE BILBROUGH
4 bedroom home



THE KAYSTONE
2 bedroom home



THE WHINWICK
3 bedroom home



THE KIRSTONE
3 bedroom home



AFFORDABLE HOUSING



THE LEYBURN
3 bedroom home



Pump Station

THE OAKWOOD
2 bedroom home



Bus Station

THE RIPON
2 bedroom home



Bin Collection Point

THE DARWOOD
4 bedroom home



Gas Transformer

Visitor Parking Space

Bin Storage Area

Discounted market sale properties
- terms and conditions apply



THE ASKERN

1+ bedroom home

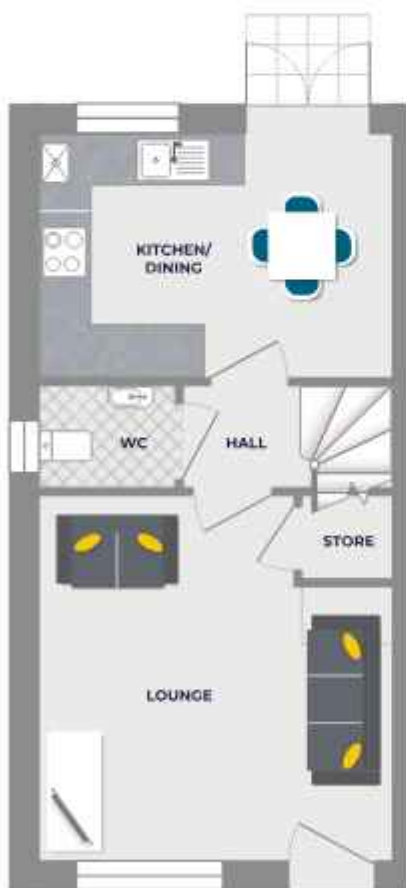
Ground Floor

| | | |
|----------------|---------------|---------------|
| 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 | 3.99m x 3.21m | 13'1" x 10'6" |
| Live/Work | 3.99m x 2.75m | 13'1" x 9'0" |
| Bathroom | 1.73m x 2.07m | 5'7" x 6'10" |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE BAYFIELD

2 bedroom home

Ground Floor

| | | |
|----------|---------------|---------------|
| Live/Eat | 4.42m x 3.09m | 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 | 1.66m x 1.65m | 5'1" x 5'5" |

* Maximum dimensions

First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 4.42m x 2.51m | 14'6" x 8'3" |
| Bedroom 2 | 4.42m x 2.55m | 14'6" x 8'8" |
| Bathroom | 2.17m x 1.70m | 7'1" x 5'7" |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE EVESTONE

3 bedroom home

Ground Floor

| | | |
|----------|----------------|----------------|
| Live/Eat | 4.90m x 5.05m* | 14'11" x 16'7" |
| Relax | 5.43m x 2.37m* | 17'10" x 7'9" |
| Laundry | 1.14m x 1.57m* | 3'9" x 5'2" |
| WC | 1.66m x 1.66m | 5'2" x 5'3" |

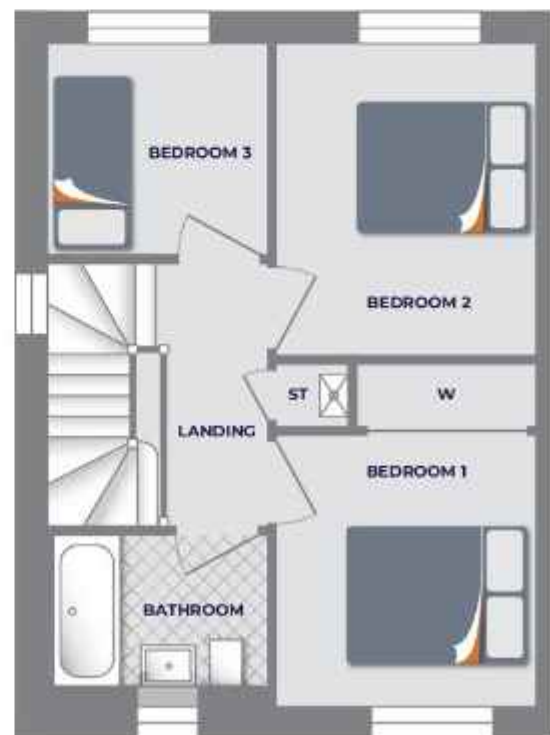
First Floor

| | | |
|-----------|-----------------|--------------|
| Bedroom 1 | 2.89m x 3.02m** | 9'6" x 9'11" |
| Bedroom 2 | 2.89m x 3.47m | 9'6" x 11'4" |
| Bedroom 3 | 2.45m x 2.37m | 8'0" x 7'9" |
| Bathroom | 2.39m x 1.69m | 7'10" x 5'7" |

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE FARNSTONE

3 bedroom home

Ground Floor

| | | |
|----------|-----------------|---------------|
| Live/Eat | 4.87m x 2.87m* | 16'0" x 9'5" |
| Relax | 4.19m* x 3.88m* | 13'9" x 11'9" |
| Laundry | 0.83m x 1.54m | 2'9" x 5'1" |
| WC | 1.89m x 1.65m | 6'2" x 5'5" |

* - Maximum dimensions

First Floor

| | | |
|-----------|------------------|--------------|
| Bedroom 1 | 4.19m* x 2.79m** | 13'9" x 9'2" |
| Bedroom 2 | 2.79m x 2.95m | 9'2" x 9'8" |
| Bedroom 3 | 1.99m x 2.95m* | 6'6" x 9'8" |
| Bathroom | 1.70m x 2.37m | 5'7" x 7'9" |

* - Maximum dimensions
 ** - Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE GREYSTONE

3 bedroom home

Ground Floor

| | | |
|----------|---|---------------|
| Live/Ent | 5.02m ² x 3.23m | 16'6" x 10'7" |
| Relax | 5.02m ² x 2.47m | 16'6" x 8'1" |
| Utility | 0.9m ² x 1.48m | 2'11" x 4'11" |
| WC | 1.85m ² x 2.12m ² | 6'1" x 7" |

* Maximum dimensions

First Floor

| | | |
|-----------|---|---------------|
| Bedroom 1 | 3.5m ² x 3.24m ² | 11'6" x 10'7" |
| Shower | 1.44m ² x 2.24m | 4'9" x 7'4" |
| Bedroom 2 | 2.57m ² x 3.58m | 8'5" x 11'6" |
| Bedroom 3 | 2.57m ² x 2.4m ² | 8'5" x 7'10" |
| Bathroom | 2.36m ² x 1.94m ² | 7'9" x 6'4" |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE IMPSTONE

3 bedroom home

Ground Floor

| | | |
|----------|-------------------|-----------------|
| Live/Eat | 2.77m** x 4.12m** | 9'1" x 13'6"*** |
| Relax | 4.98m x 3.30m | 16'4" x 10'10" |
| Shop | 1.04m x 1.93m | 3'5" x 6'4" |
| WC | 1.94m x 1.65m | 6'4" x 5'5" |

** Minimum dimensions

First Floor

| | | |
|-----------|-------------------|------------------|
| Bedroom 1 | 3.27m** x 3.69m** | 10'9" x 11'9"*** |
| Shower 1 | 1.62m x 2.48m | 5'4" x 8'2" |
| Bedroom 2 | 2.64m** x 3.39m | 8'8" x 11'1" |
| Bedroom 3 | 2.25m x 2.75m* | 7'5" x 9'2" |
| Bedroom | 2.82m* x 2.12m* | 9'3" x 6'11"*** |

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE IVYSTONE

3 bedroom home

Ground Floor

| | | |
|----------|-----------------|-----------------|
| Live/Eat | 2.92m** x 4.13m | 9'7"*** x 13'6" |
| Relax | 4.28m 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" |

** Minimum dimensions

First Floor

| | | |
|-----------|-----------------|-----------------|
| Bedroom 1 | 4.24m x 2.44m | 13'11" x 8'0" |
| Shower 1 | 2.31m x 1.61m | 7'7" x 5'3" |
| Bedroom 2 | 3.30m* x 3.30m* | 10'10" x 10'10" |
| Bedroom 3 | 3.31m* x 3.30m* | 10'10" x 10'10" |
| Bathroom | 1.98m x 1.93m | 6'6" x 6'4" |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE KADSTONE

3 bedroom home

Ground Floor

| | | |
|----------|----------------|-----------------|
| Live/Eat | 4.12m x 6.60m* | 13' 6" x 21' 8" |
| Relax | 4.71m x 3.96m* | 15' 6" x 13' 0" |
| WC | 1.17m x 1.85m | 3' 10" x 6' 1" |
| Store | 1.76m x 0.89m | 5' 9" x 2' 11" |

* Maximum dimension

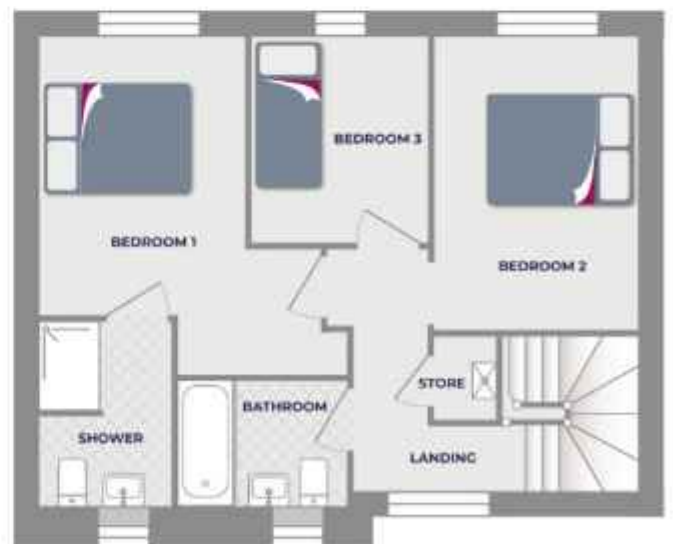
First Floor

| | | |
|-----------|----------------|-----------------|
| Bedroom 1 | 4.14m x 4.57m* | 13' 7" x 15' 0" |
| Shower | 1.75m x 2.51m | 5' 9" x 8' 3" |
| Bedroom 2 | 2.74m x 3.98m | 9' 0" x 13' 0" |
| Bedroom 3 | 2.39m x 2.78m | 7' 10" x 9' 1" |
| Bathroom | 2.30m x 1.71m | 7' 6" x 5' 7" |

* Maximum dimension



GROUND FLOOR



FIRST FLOOR

THE KAYSTONE

3 bedroom home

Ground Floor

| | | |
|----------|---|-----------------|
| Live/Eat | 6.66m ² x 4.83m ² | 21'10" x 14'10" |
| Laundry | 0.93m ² x 1.58m | 3'1" x 5'2" |
| WC | 1.80m ² x 1.65m | 5'11" x 5'5" |

First Floor

| | | |
|-----------|----------------------------|----------------|
| Relax | 4.53m ² x 2.91m | 14'10" x 9'7" |
| Bedroom 1 | 4.53m ² x 2.70m | 14'10" x 8'10" |
| Shower | 1.55m ² x 2.61m | 5'1" x 8'7" |

Second Floor

| | | |
|-----------|--|------------------|
| Bedroom 2 | 4.53m ² x 2.70m | 14'10" x 8'10" |
| Bedroom 3 | 4.53m ² x 2.46m ^{**} | 14'10" x 8'1"*** |
| Bathroom | 1.70m ² x 2.12m | 5'7" x 6'11" |

** Minimum dimensions



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE KIRSTONE

3 bedroom home

Ground Floor

| | | |
|----------|----------------------------|-----------------|
| Live/Eat | 8.32m x 7.32m ² | 17' 5" x 24' 0" |
| Utility | 1.07m x 1.64m | 3' 6" x 5' 5" |
| WC | 1.94m x 1.64m ² | 6' 4" x 5' 5" |
| Store | 2.05m x 0.96m | 6' 9" x 3' 2" |

First Floor

| | | |
|-----------|----------------------------|-----------------|
| Bedroom 2 | 5.07m x 3.26m ² | 16' 8" x 10' 8" |
| Bedroom 3 | 3.03m x 3.67m | 9' 11" x 12' 0" |
| Bathroom | 3.03m x 1.69m | 9' 11" x 5' 7" |
| Store | 0.76m x 1.26m | 2' 6" x 4' 1" |

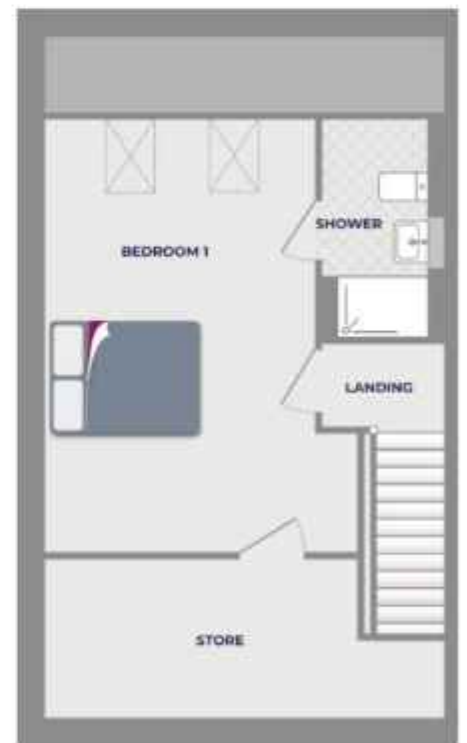
Second Floor

| | | |
|-----------|----------------------------|------------------|
| Bedroom 1 | 4.26m x 5.75m ² | 14' 0" x 18' 10" |
| Shower | 1.19m x 2.39m | 3' 11" x 9' 6" |
| Store | 6.32m x 2.10m ² | 17' 6" x 6' 9" |

--- Max Floor (2) max



GROUND FLOOR



FIRST FLOOR

THE LEYBURN

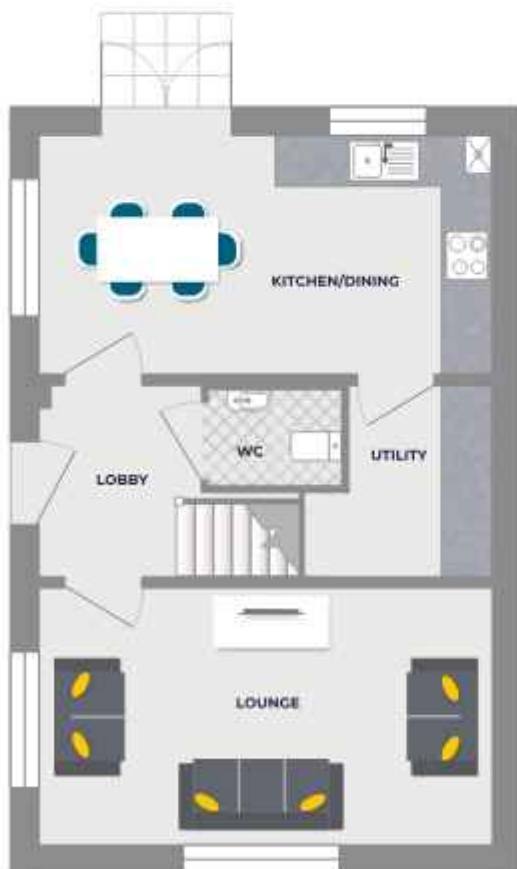
3 bedroom home

Ground Floor

| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 5.31m x 2.79m | 17' 5" x 9' 2" |
| Utility | 1.69m x 2.21m | 5' 6" 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 x 3.06m | 17' 5" x 10' 1" |
| En-Suite | 2.04m x 1.43m | 6' 10" x 4' 8" |
| Bedroom 2 | 2.69m x 2.90m | 8' 10" x 9' 6" |
| Bedroom 3 | 2.51m x 2.16m | 8' 4" x 7' 1" |
| Bathroom | 1.70m x 2.07m | 5' 7" x 6' 10" |



GROUND FLOOR



FIRST FLOOR

THE OAKWOOD

3 bedroom home

Ground Floor

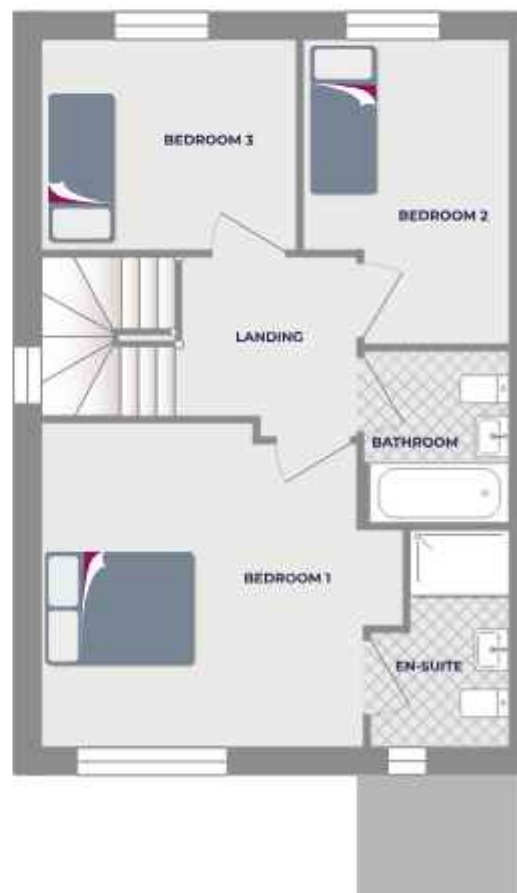
| | | |
|----------------|---------------|-----------------|
| Lobby | 1.34m x 1.34m | 4' 5" x 4' 5" |
| Kitchen/Dining | 5.69m x 2.55m | 18' 8" x 8' 4" |
| Lounge | 3.09m x 4.27m | 10' 2" x 14' 0" |
| Hall | 2.40m x 1.51m | 7' 10" x 5' 0" |
| WC | 1.55m x 1.51m | 5' 1" x 5' 0" |
| Garage Store | 2.40m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

First Floor

| | | |
|-----------|---------------|-------------------|
| Bedroom 1 | 3.91m x 3.92m | 12' 10" x 12' 10" |
| En-Suite | 1.69m x 2.63m | 5' 7" x 8' 7" |
| Bedroom 2 | 2.50m x 3.09m | 8' 2" x 10' 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 RIPON

3 bedroom home

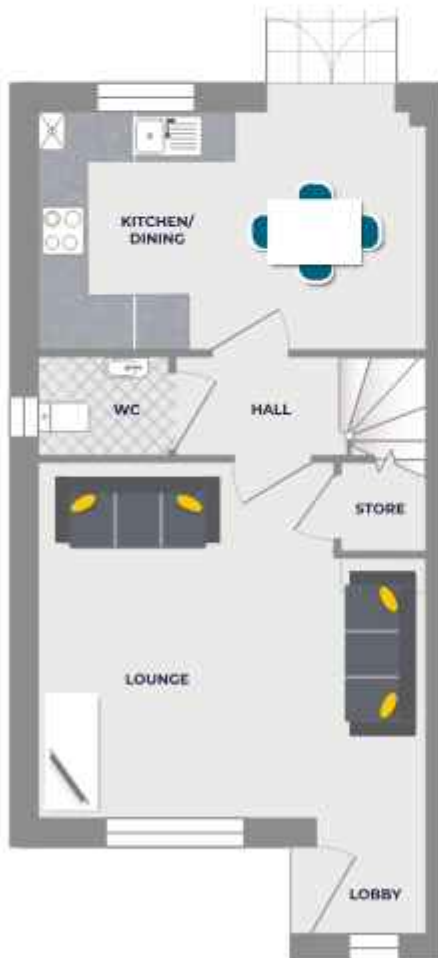
Ground Floor

| | | |
|----------------|---------------|-----------------|
| Lobby | 1.26m x 1.96m | 4' 2" x 4' 6" |
| Kitchen/Dining | 4.57m x 2.76m | 15' 0" x 9' 1" |
| Lounge | 4.57m x 4.13m | 15' 0" x 13' 7" |
| Hall | 1.90m x 1.15m | 6' 3" x 3' 9" |
| WC | 1.55m x 1.15m | 5' 1" x 3' 9" |
| Store | 1.01m x 1.03m | 3' 4" x 3' 4" |

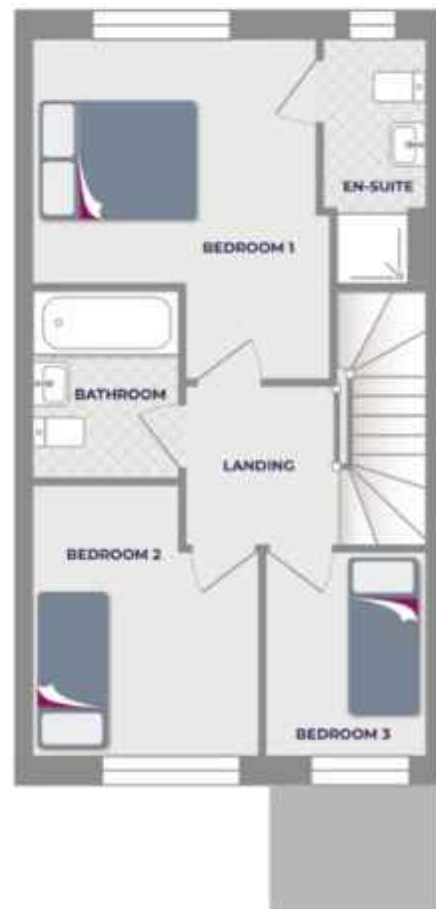
First Floor

| | | |
|-----------|---|--|
| Bedroom 1 | 3.28m ^{**} x 2.77m ^{**} | 10' 9" ^{**} x 9' 1" ^{**} |
| En-Suite | 1.00m x 2.76m | 3' 11" x 9' 1" |
| Bedroom 2 | 2.60m [*] x 3.13m [*] | 8' 6" [*] x 10' 3" [*] |
| Bedroom 3 | 1.86m x 2.37m | 6' 1" x 7' 6" |
| Bathroom | 1.70m x 2.15m | 5' 7" x 7' 1" |

* Maximum dimension
** Minimum dimension



GROUND FLOOR



FIRST FLOOR

THE DARWOOD

4+ bedroom home

Ground Floor

| | | |
|-----------------------|----------------------------|-----------------|
| Kitchen/Dining/Family | 8.50m x 3.98m | 28' 1" x 13' 1" |
| Utility | 1.89m x 1.77m | 6' 2" x 5' 10" |
| Lounge | 3.49m x 5.00m | 11' 6" x 16' 7" |
| Hall | 1.99m [*] x 5.13m | 6' 6" x 16' 10" |
| WC | 1.52m x 1.77m | 5' 0" x 5' 10" |
| Garage Store | 2.77m x 5.06m | 9' 1" x 16' 8" |

First Floor

| | | |
|-----------|----------------------------|-----------------|
| Bedroom 1 | 3.50m x 4.19m | 11' 6" x 13' 8" |
| En-Suite | 3.50m [*] x 1.70m | 11' 6" x 5' 7" |
| Bedroom 2 | 2.88m x 3.63m | 9' 6" x 11' 11" |
| Bedroom 3 | 3.87m x 2.72m | 12' 8" x 8' 11" |
| Bedroom 4 | 2.50m x 4.47m | 8' 3" x 14' 8" |
| Live/Work | 2.01m x 2.72m | 6' 7" x 8' 11" |
| Bathroom | 2.70m x 2.16m | 8' 9" x 7' 1" |
| Store | 0.91m x 0.85m | 3' 0" x 2' 8" |

* Maximum dimension



GROUND FLOOR



FIRST FLOOR

THE HORBURY

4 bedroom home

Ground Floor

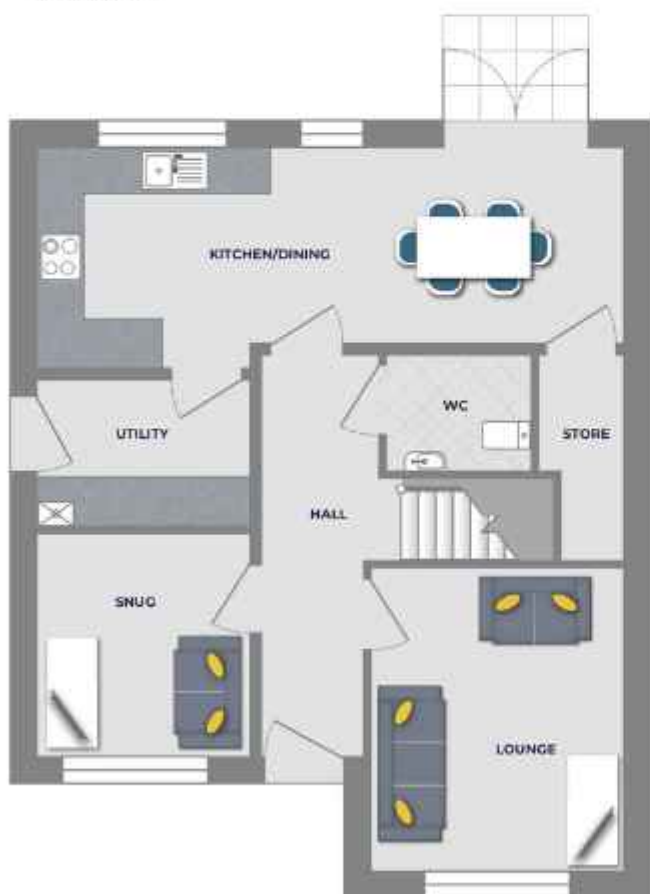
| | | |
|----------------|-----------------|------------------|
| Kitchen/Dining | 7.33m x 2.45m** | 24' 0" x 8' 0"** |
| Utility | 2.86m x 1.83m | 9' 5" x 6' 0" |
| Lounge | 3.15m x 3.77m | 10' 4" x 12' 4" |
| Snug | 2.66m x 2.77m | 8' 9" x 9' 1" |
| Hall | 1.26m x 5.01m | 4' 2" x 16' 5" |
| WC | 1.80m x 1.45m | 5' 11" x 4' 9" |
| Store | 1.07m x 1.45m | 3' 6" x 4' 9" |

First Floor

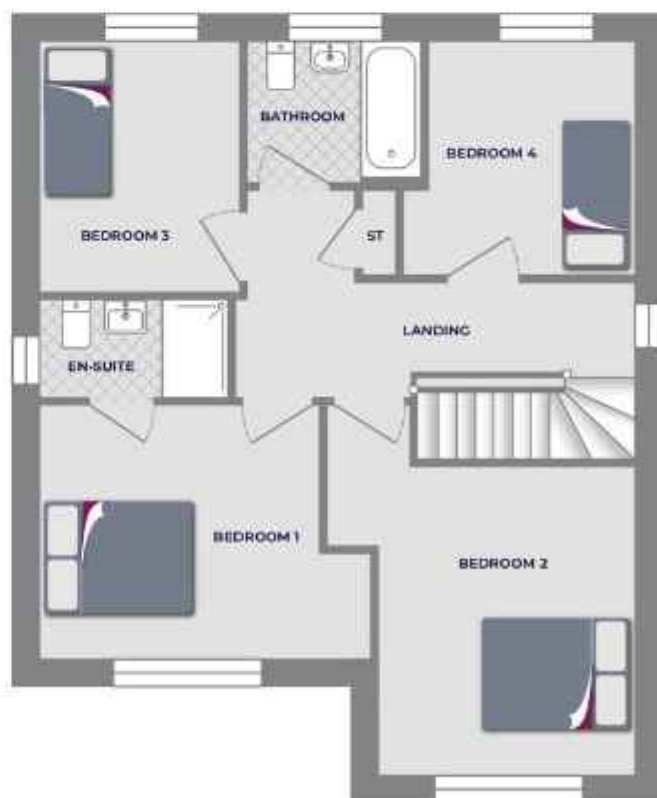
| | | |
|-----------|-----------------|-------------------|
| Bedroom 1 | 3.42m** x 3.12m | 11' 2"** x 10' 3" |
| En-Suite | 2.30m x 1.20m | 7' 7" x 3' 11" |
| Bedroom 2 | 3.16m x 3.77m | 10' 4" x 12' 4" |
| Bedroom 3 | 2.45m x 3.09m | 8' 1" x 10' 2" |
| Bedroom 4 | 2.56m x 2.89m | 8' 5" x 9' 6" |
|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



** Minimum dimension



GROUND FLOOR



FIRST FLOOR

THE MAYBROOK

4 bedroom home

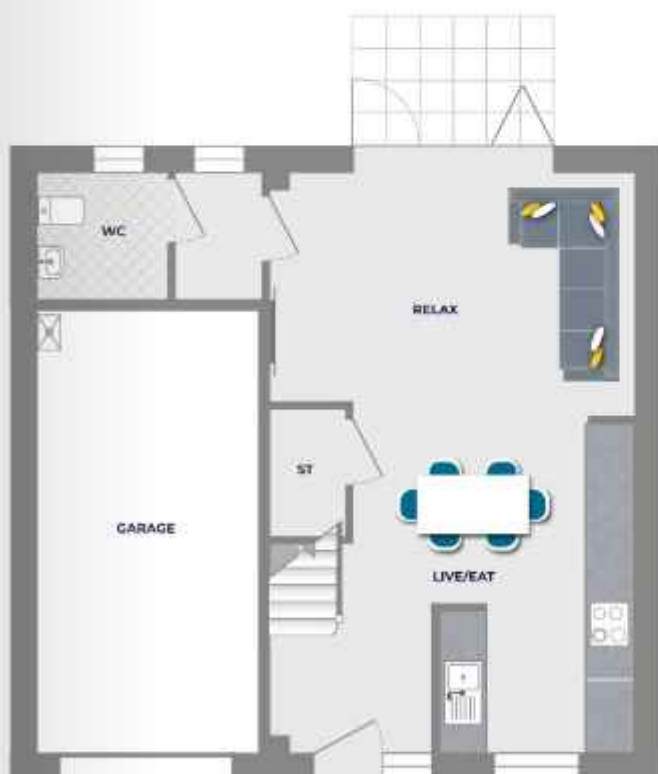
Ground Floor

| | | |
|----------|---|----------------|
| Live/Eat | 3.79m ² x 4.54m ² | 12'5" x 14'11" |
| Relax | 4.92m ² x 3.29m ² | 16'2" x 10'10" |
| Store | 1.03m ² x 1.76m ² | 3'5" x 5'9" |
| WC | 1.89m ² x 1.69m ² | 6'2" x 5'7" |
| Garage | 3m x 6m | 9'10" x 19'8" |

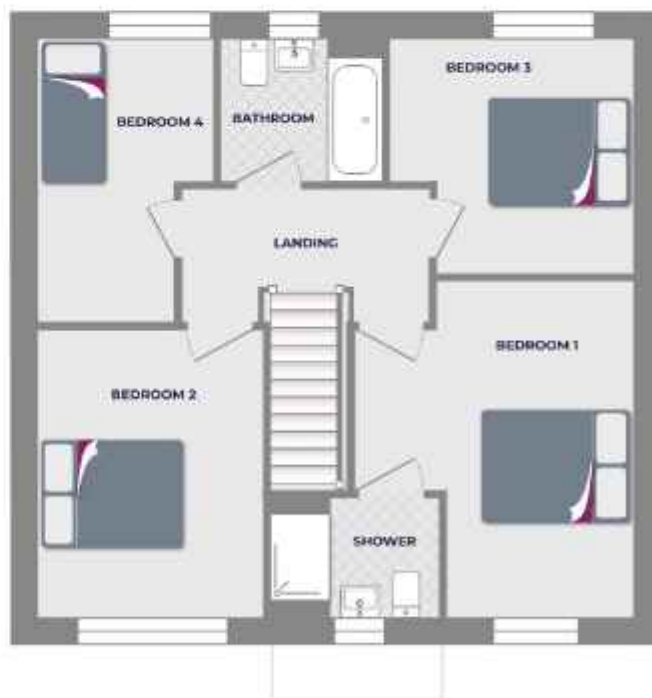
First Floor

| | | |
|-----------|---|----------------|
| Bedroom 1 | 3.76m ² x 4.58m ² | 12'5" x 15' |
| Shower | 2.3m x 1.58m | 7'7" x 5'2" |
| Bedroom 2 | 3.06m ² x 3.9m ² | 10'0" x 12'10" |
| Bedroom 3 | 3.32m ² x 3.18m ² | 10'11" x 10'5" |
| Bedroom 4 | 2.38m ² x 3.84m ² | 7'10" x 12'7" |
| Bathroom | 2.15m x 1.82m | 7'2" x 6' |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE RAINBROOK

4 bedroom home

Ground Floor

| | | |
|----------|----------------------------|----------------|
| Live/Eat | 3.79m ² x 4.84m | 12'5" x 15'10" |
| Relax | 3.52m ² x 6.71m | 11'7" x 22'0" |
| Study | 2.89m ² x 2.62m | 9'6" x 8'7" |
| Utility | 1.24m ² x 1.87m | 4'1" x 6'2" |
| WC | 1.65m ² x 1.87m | 5'6" x 6'2" |

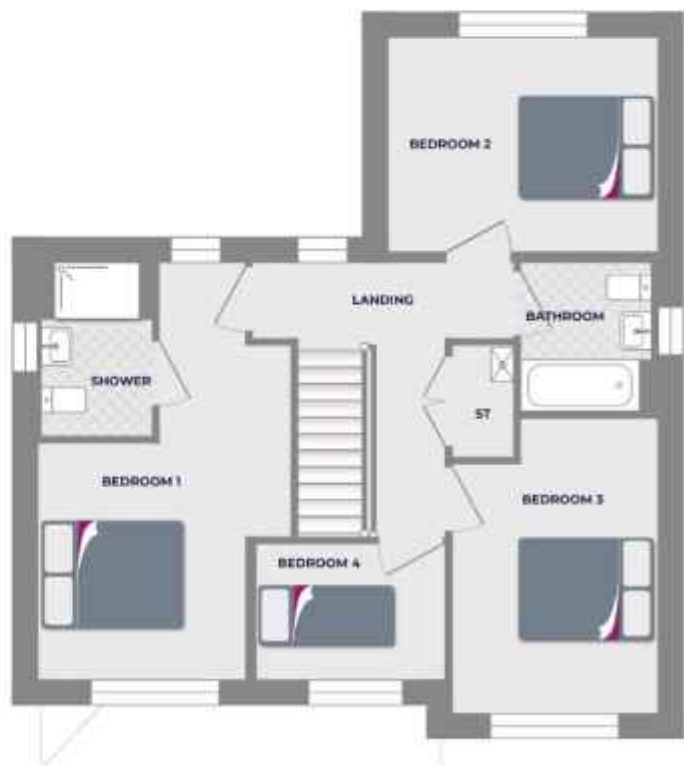
First Floor

| | | |
|-----------|----------------------------|---------------|
| Bedroom 1 | 3.59m ² x 5.92m | 11'9" x 19'5" |
| Showr | 1.58m ² x 2.48m | 5'2" x 8'2" |
| Bedroom 2 | 3.79m ² x 3.02m | 12'5" x 9'11" |
| Bedroom 3 | 2.90m ² x 4.17m | 9'6" x 13'8" |
| Bedroom 4 | 2.69m ² x 1.92m | 8'10" x 6'3" |
| Bathroom | 1.89m ² x 2.12m | 6'2" x 6'11" |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE SKYBROOK

4 bedroom home

Ground Floor

| | | |
|----------|----------------|----------------|
| Live/Eat | 5.81m x 4.82m | 19'1" x 15'10" |
| Relax | 3.56m x 5.44m* | 11'8" x 17'10" |
| Utility | 1.37m x 2.55m | 4'6" x 8'4" |
| WC | 1.60m x 2.55m | 5'3" x 8'4" |
| Garage | 3.01m x 6.09m | 9'11" x 20'0" |

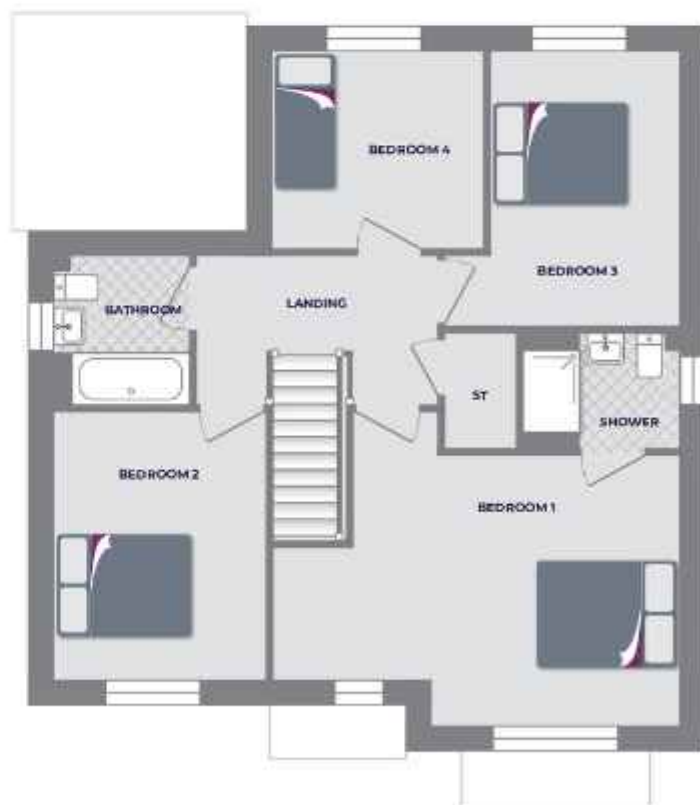
First Floor

| | | |
|-----------|---|----------------|
| Bedroom 1 | 5.81m ² x 3.87m ² | 19'1" x 12'9" |
| Shower 1 | 2.28m x 1.84m | 7'6" x 6'1" |
| Bedroom 2 | 3.08m x 3.83m | 10'1" x 12'7" |
| Bedroom 3 | 2.72m x 3.93m | 8'11" x 12'11" |
| Bedroom 4 | 3.03m x 2.80m | 9'10" x 9'2" |
| Bathroom | 1.95m x 2.12m | 6'5" x 6'11" |

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE TAMBROOK

4 bedroom home

Ground Floor

| | | |
|----------|---------------|----------------|
| Live/Eat | 5.17m 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 | 1.36m x 2.11m | 4'6" x 6'11" |
| WC | 1.60m x 2.11m | 5'3" x 6'11" |
| Garage | 3.00m x 6.00m | 9'10" x 19'8" |

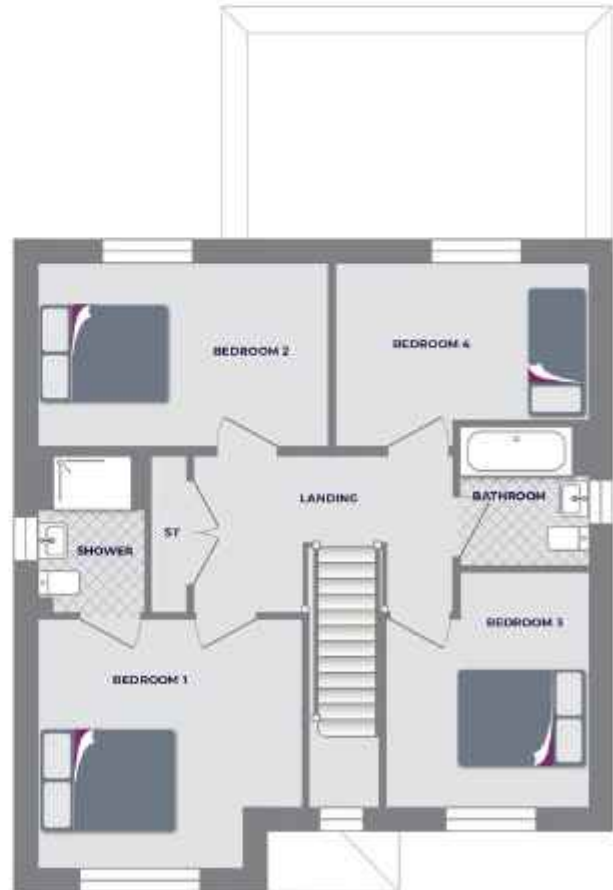
First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.00m x 3.73m | 13'2" x 12'3" |
| Shower 1 | 1.63m x 2.37m | 5'4" x 7'9" |
| Bedroom 2 | 4.41m x 2.78m | 14'6" x 9'1" |
| Bedroom 3 | 3.05m x 3.42m | 10'0" x 11'3" |
| Bedroom 4 | 3.78m x 2.78m | 12'5" x 9'1" |
| Bathroom | 1.93m x 2.11m | 6'4" x 6'11" |

* Maximum dimensions
- Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE THORESBY

4+ bedroom home

Ground Floor

| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Dining/Family | 8.22m x 2.95m | 27' 0" x 9' 8" |
| Lobby | 2.69m x 2.09m | 8' 10" x 6' 9" |
| Lounge | 3.04m x 4.77m | 9' 11" x 15' 8" |
| Snug | 2.69m x 3.07m | 8' 10" x 10' 1" |
| Hall | 2.11m x 5.22m | 6' 11" x 17' 2" |
| WC | 0.98m x 1.67m | 3' 3" x 5' 6" |

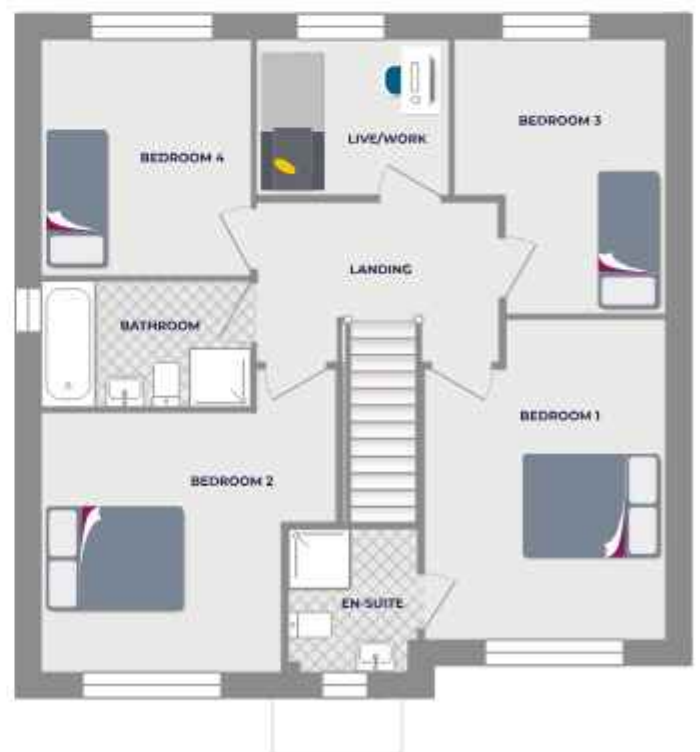
First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.18m x 4.15m | 10' 5" x 13' 6" |
| En-Suite | 1.70m x 1.60m | 5' 7" x 5' 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" |
| Live/Work | 2.51m x 2.05m | 8' 3" x 6' 9" |
| Bathroom | 2.76m x 1.90m | 9' 1" x 6' 3" |

† Maximum dimension
 †† Minimum dimension



GROUND FLOOR



FIRST FLOOR

THE WENTBRIDGE

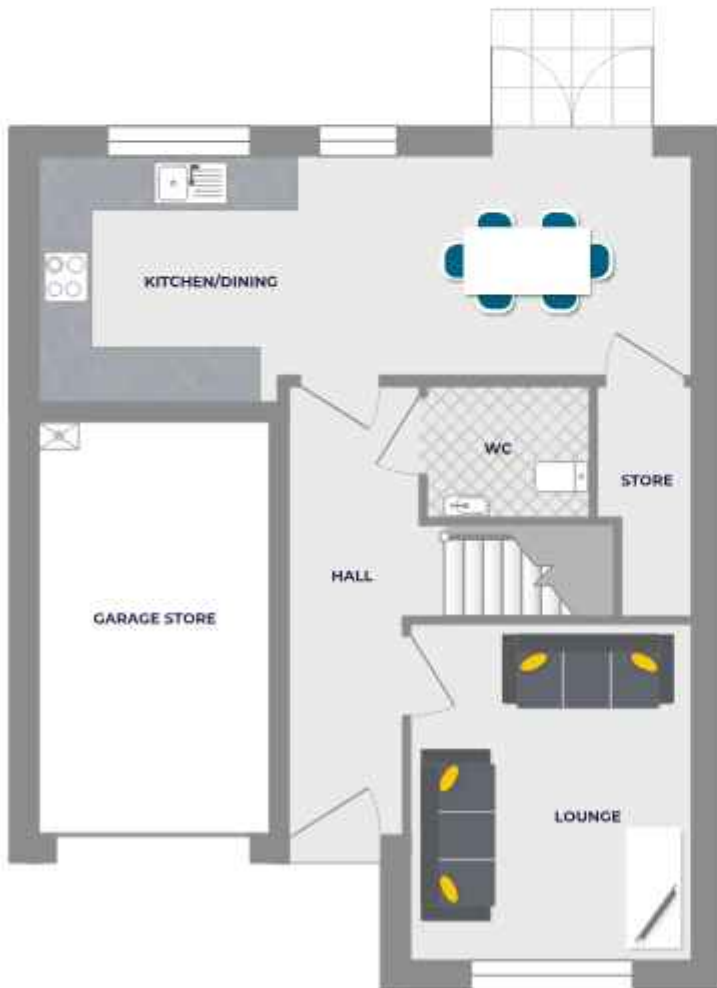
4 bedroom home

Ground Floor

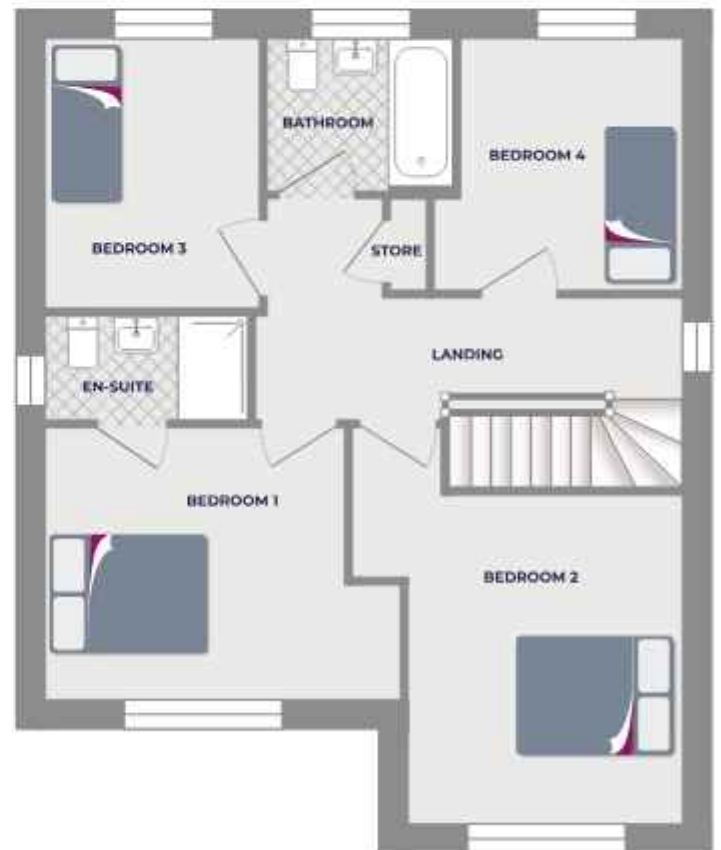
| | | |
|----------------|----------------|-----------------|
| Kitchen/Dining | 7.03m x 2.45m* | 23' 0" x 8' 0" |
| Lounge | 3.15m x 3.77m | 10' 4" x 12' 4" |
| Hall | 1.26m x 5.01m | 4' 2" x 16' 5" |
| WC | 1.00m x 1.40m | 3' 3" x 4' 6" |
| Store | 1.07m x 1.45m | 3' 6" x 4' 9" |
| Garage Store | 2.61m x 4.62m | 8' 7" x 15' 2" |

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 | 3.10m x 3.17m | 10' 2" x 10' 4" |
| Bedroom 3 | 2.45m x 3.09m | 8' 1" x 10' 2" |
| Bedroom 4 | 2.55m 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 BILBROUGH

5 bedroom home

Ground Floor

| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 8.44m x 3.85m | 27' 8" x 12' 8" |
| Lounge | 3.35m x 5.00m | 11' 0" x 16' 5" |
| Hall | 2.11m x 5.00m | 6' 11" x 16' 5" |
| WC | 0.98m x 1.62m | 3' 2" x 5' 4" |
| Garage Store | 2.63m x 4.95m | 8' 8" x 16' 3" |

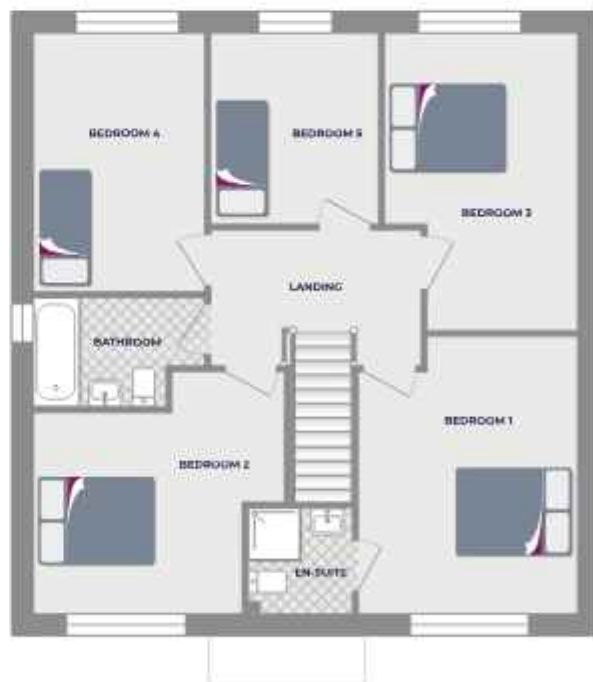
First Floor

| | | |
|-----------|---|---|
| Bedroom 1 | 3.41m x 4.92m | 11' 2" x 16' 2" |
| En-Suite | 1.61m x 1.67m | 5' 3" x 5' 6" |
| Bedroom 2 | 3.04m ¹ x 3.05m ¹ | 10' 0" ¹ x 10' 0" ¹ |
| Bedroom 3 | 2.86m ¹ x 4.58m ¹ | 9' 5" ¹ x 15' 1" ¹ |
| Bedroom 4 | 2.67m x 4.00m | 8' 9" x 13' 1" |
| Bedroom 5 | 2.61m x 2.95m | 8' 7" x 9' 8" |
| Bathroom | 2.09m x 1.71m | 6' 9" x 5' 7" |

¹ Maximum dimension
² Minimum dimension



GROUND FLOOR



FIRST FLOOR

THE WHINWICK

5 bedroom home

Ground Floor

| | | |
|----------|---------------|---------------|
| Live/Eat | 7.06m x 3.88m | 23'2" x 12'9" |
| Live | 3.94m x 2.88m | 12'11" x 9'5" |
| Relax | 3.79m x 4.92m | 12'5" x 16'2" |
| Utility | 2.05m x 1.85m | 6'9" x 6'5" |
| WC | 1.65m x 1.77m | 5'5" x 5'10" |
| Garage | 3.79m x 4.92m | 12'6" x 16'2" |

First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 4.02m x 4.28m* | 13'2" x 14'0" |
| Shower 1 | 2.55m x 1.40m | 8'4" x 4'7" |
| Bedroom 2 | 3.79m x 4.50m | 12'5" x 14'9" |
| Shower 2 | 2.35m x 1.40m | 7'9" x 4'7" |
| Bedroom 3 | 4.64m x 2.95m | 15'3" x 9'8" |
| Bedroom 4 | 3.37m x 3.12m | 11'1" x 10'3" |
| Bedroom 5 | 3.37m x 3.12m | 11'1" x 10'3" |
| Bathroom | 1.71m x 2.15m | 5'7" x 7'1" |

* Maximum dimensions



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 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, 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.



MORTGAGE ADVISOR PANEL



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.

JACKSON LAW FIRM

Phone: 01642 356500 | Email: info@jacksons-law.com
Website: www.jacksons-law.com

PLS

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

GM WILSON

Phone: 01924 291111 | Email: info@gmwilson.co.uk
Website: 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.

| Housetype | Hall | Lounge | Kitchen/Dining | Utility | WC | Snug | Bedroom 1 | Bedroom 2 | Bedroom 3 |
|------------|------|--------|-------------------|------------------|----|------|-----------|-----------|-----------|
| Appleton | 2 | 6 | 12 + 4 appliances | 4 + 2 appliances | - | 4 | 6 | 4 | 4 |
| Askern | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | n/a | n/a |
| Ballidon | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Bilbrough | 2 | 4 | 10 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Cadeby | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Cookridge | 2 | 6 | 10 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Coverham | 2 | 6 | 14 + 4 appliances | 4 + 2 appliances | - | n/a | 6 | | 4 |
| Dalton | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Darley | 2 | 6 | 12 + 4 appliances | 4 + 2 appliances | - | n/a | 6 | 4 | 4 |
| Denby | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | n/a | n/a |
| Eastburn | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 | n/a |
| Fernlee | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | n/a |
| Horbury | 2 | 6 | 8 + 4 appliances | 4 + 2 appliances | - | 4 | 6 | 4 | 4 |
| Howarth | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Levisham | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | n/a |
| Leyburn | 2 | 6 | 8 + 4 appliances | 4 + 2 appliances | - | n/a | 6 | 4 | 4 |
| Maltby | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Mowbray | 2 | 4 | 8 + 4 appliances | n/a | - | n/a | 6 | n/a | n/a |
| Netherton | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Oakwood | - | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Ripon | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | n/a |
| Saltaire | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Thirsk | 2 | 4 | 6 + 5 appliances | n/a | - | n/a | 6 | 4 | n/a |
| Thornton | 2 | 6 | 10 + 4 appliances | 4 + 2 appliances | - | 2 | 6 | 4 | 4 |
| Walburn | - | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |
| Wentbridge | 2 | 6 | 8 + 5 appliances | n/a | - | n/a | 6 | 4 | 4 |

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

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.

| 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.

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