



OSPREY VIEW

WORKSOP

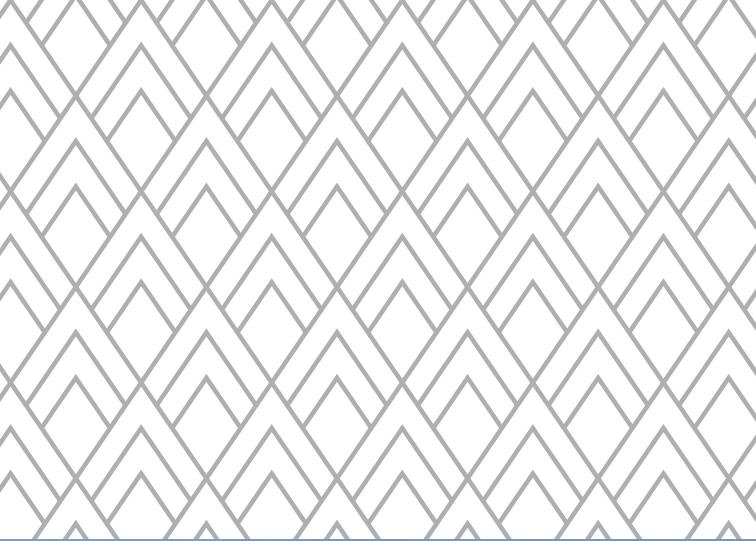
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com



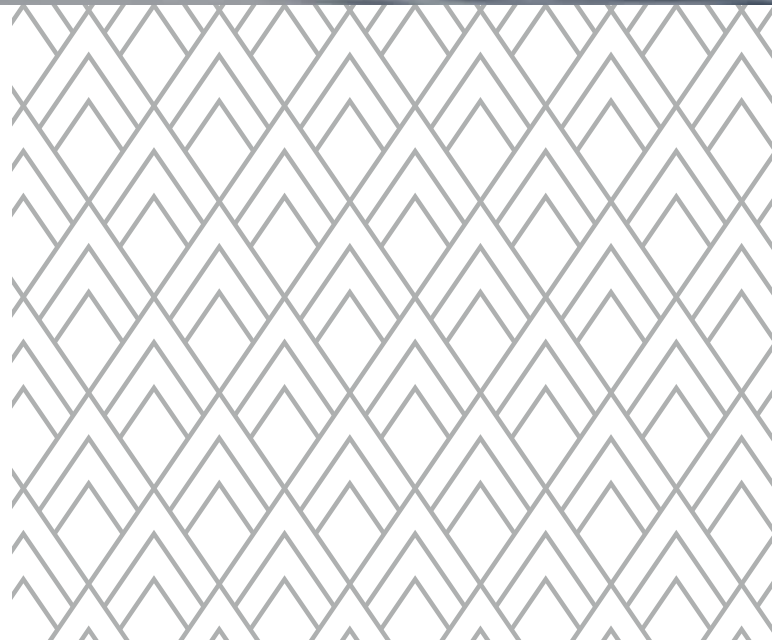


DONCASTER ROAD, COSTHORPE, WORKSOP, S81 9QR

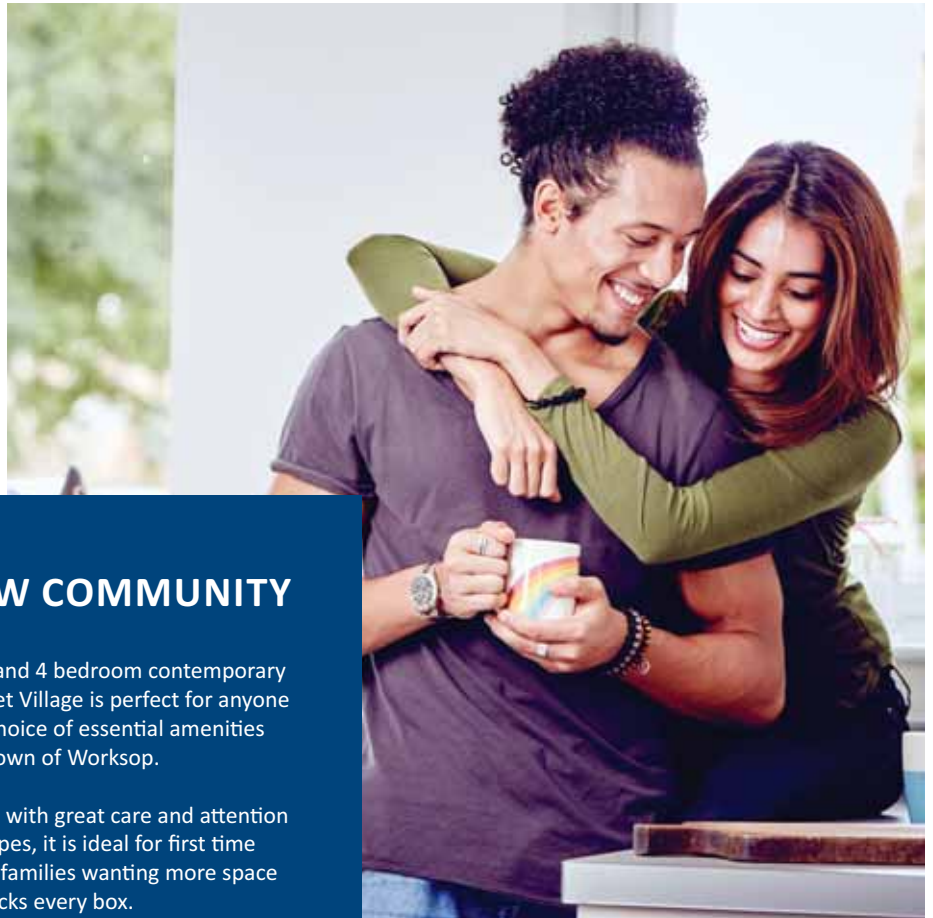


OSPREY
VIEW

► WELCOME TO
OSPREY VIEW



- **WELCOME**
LOCATION
TRAVEL LINKS
PICTURE YOURSELF HERE
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
HEALTH & SAFETY
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



A PICTURE-PERFECT NEW COMMUNITY

Osprey View is an idyllic development of 2, 3 and 4 bedroom contemporary homes set on the edge of Costhorpe. This quiet Village is perfect for anyone wanting to live in a rural setting with a good choice of essential amenities while still being close to the bustling market town of Worksop.

Each property is built to the highest standards with great care and attention to detail. With an excellent choice of house types, it is ideal for first time buyers wanting to get on the property ladder, families wanting more space and downsizers looking for somewhere that ticks every box.

Thanks to Osprey View's sought-after location, you are assured the tranquillity of a country setting as well as the togetherness of being part of an established small community. There's also the added benefit of being close to Worksop and a handy commute to Doncaster, Sheffield, Retford and Mansfield.

Offering all this in a traditional rural setting, you can look forward to going on country walks, watching cricket on the local pitch, then ambling over to the local pub before heading home. What more could you ask for?

Moving in is easy with Help to Buy available to make your new home affordable and our Easymove service there for you if you already have a home to sell.*



Backed by
HM Government



Easymove



▶ LIFE IN COSTHORPE



▲ Langold Bandstand

Nottingham Castle ▼



WELCOME

▶ LOCATION

TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

HEALTH & SAFETY

YOUR BUYING GUIDE

30,000 HOMES & COUNTING

VILLAGE LIFE AWAITS

Osprey View lies just on the edge of Costhorpe. This is a friendly local community which offers a good choice of pubs, as well as handy convenience stores and take-aways. Just as importantly, there are several primary schools in the village rated Good, while the nearby Outwood Academy Valley and Outwood Academy Portland for older children are both rated Outstanding.

Worksop is the handy place to go for all your shopping needs. Famed as the 'Gateway to the Dukeries', the town offers high street favourites as well as small independent shops which are sure to soon become your go-to choices. In addition, there is also a selection of supermarkets to choose from, not forgetting cafes, restaurants and bars to suit every taste.

Of course, one of the great things about life at Osprey View is living in the heart of the beautiful British countryside. Just down the road is Langold Country Park. This covers 300 acres of parkland and is designated as a Local Nature Reserve. To say it has it all is an understatement because as well as woodland, meadows and open grassed areas, it also boasts a large fishing lake, traditional bandstand, skate park, children's splash park and play equipment for juniors and toddlers.

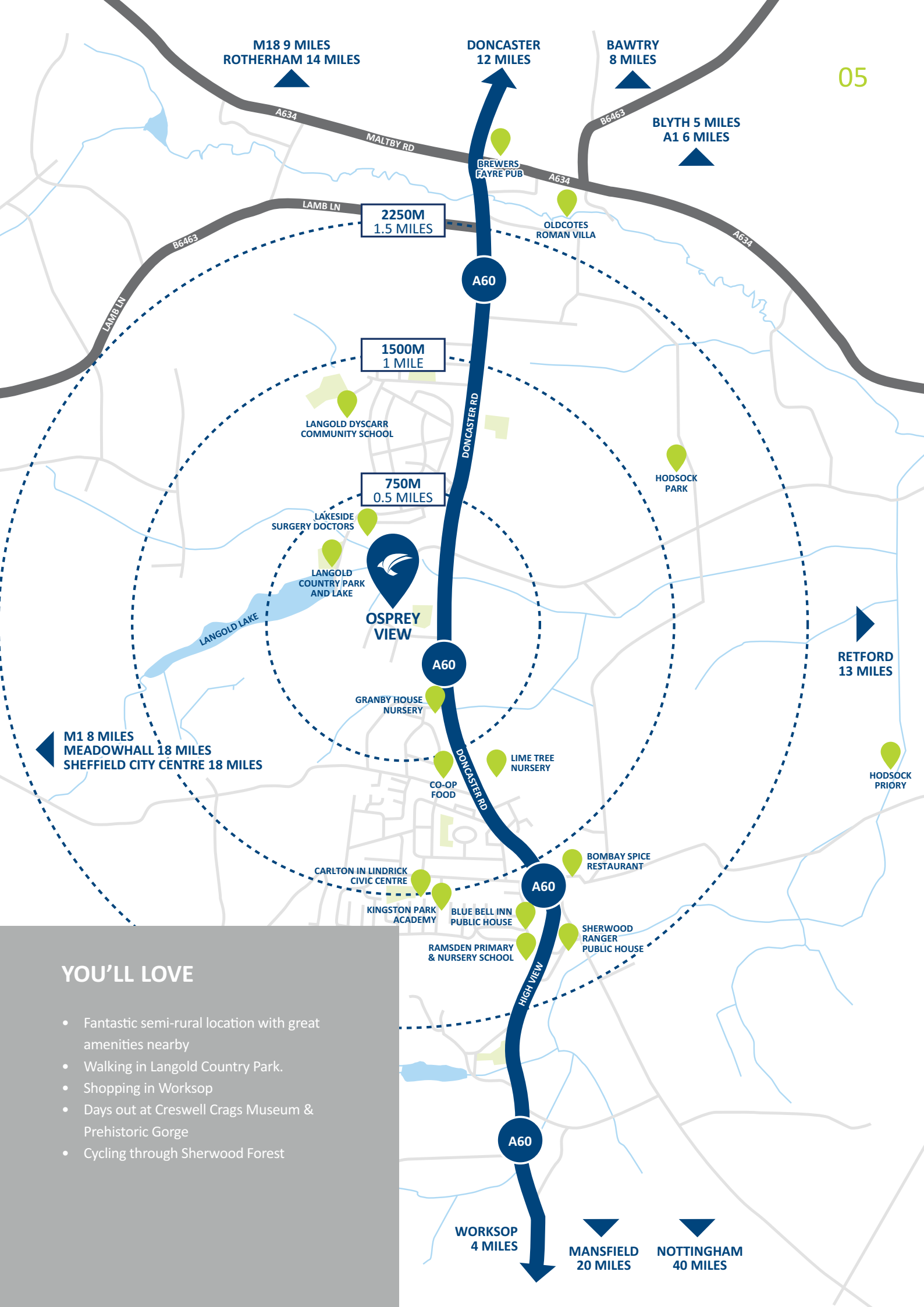
On the doorstep in Costhorpe is the local cricket pitch and separate playing fields open to all. Or, you can head into Worksop where you'll find a range of different gyms as well as the local leisure centre with a swimming pool and range of fitness equipment and classes.

For days out, you also don't have to travel far. Why not take a canal boat from the Lock Keeper pub in Worksop and cruise along the Chesterfield Canal? If you'd rather do something a bit more exciting, you can try your hand at pony trekking, Segway riding in nearby Clumber Park or exploring the ice age caves at Creswell Crags! Then there's Sherwood Forest to visit if you want to see where Robin Hood once hid from the Sheriff of Nottingham.

With so much to see and do, no two days need ever be the same.



Clumber Park ▲



YOU'LL LOVE

- Fantastic semi-rural location with great amenities nearby
- Walking in Langold Country Park.
- Shopping in Worksop
- Days out at Creswell Crags Museum & Prehistoric Gorge
- Cycling through Sherwood Forest

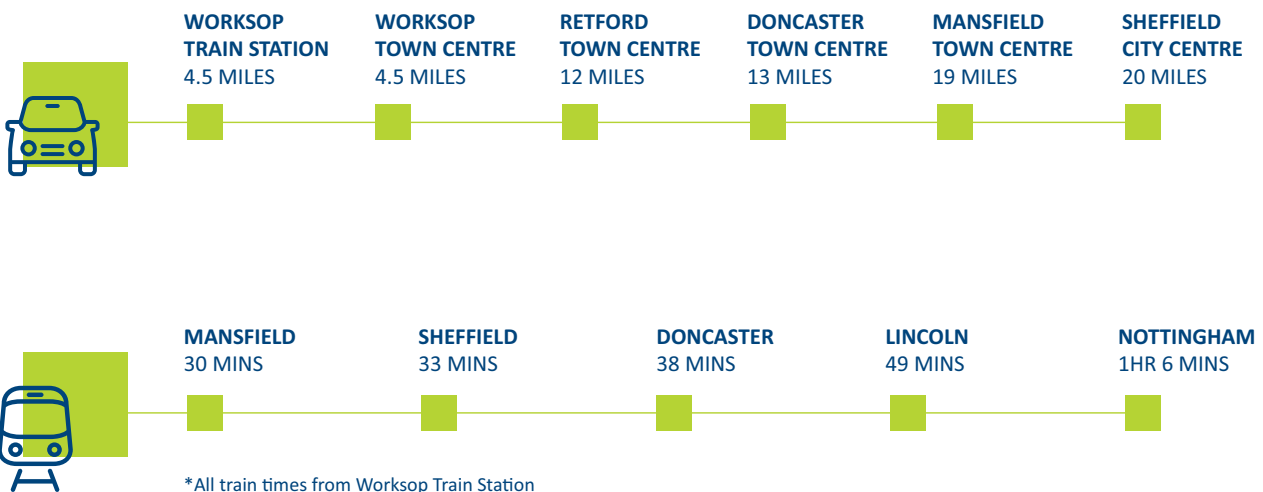
▶ TRAVEL LINKS

PERFECT FOR COMMUTING

Just because you're living in idyllic countryside it doesn't mean you're far from it all. In fact, quite the opposite as you'll be living close to the M1 and even closer to the A1(M). In addition, you'll be commuting distance to Sheffield, Retford, Doncaster, Chesterfield and Mansfield. Who could ask for more? Well, how about a regular bus service? Again, you won't be disappointed as there are regular services running through Costhorpe.

For travelling further afield, or for days where you simply would rather put your feet up, there's the local station in Worksop. From here you can catch regular services to Sheffield, Nottingham and Lincoln.

Last and by no means least, Doncaster Sheffield Airport is just 25-minutes away by car.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

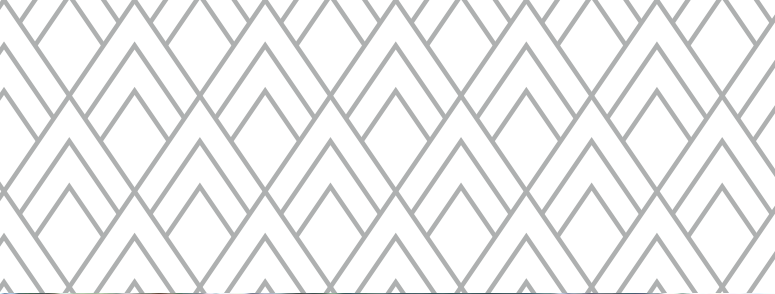
MAKE IT YOUR OWN

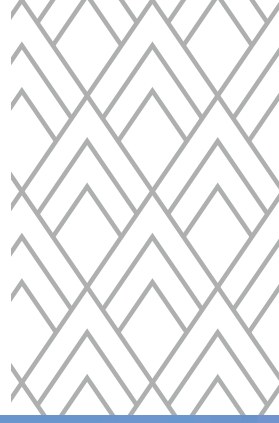
SPECIFICATION

HEALTH & SAFETY

YOUR BUYING GUIDE

30,000 HOMES & COUNTING

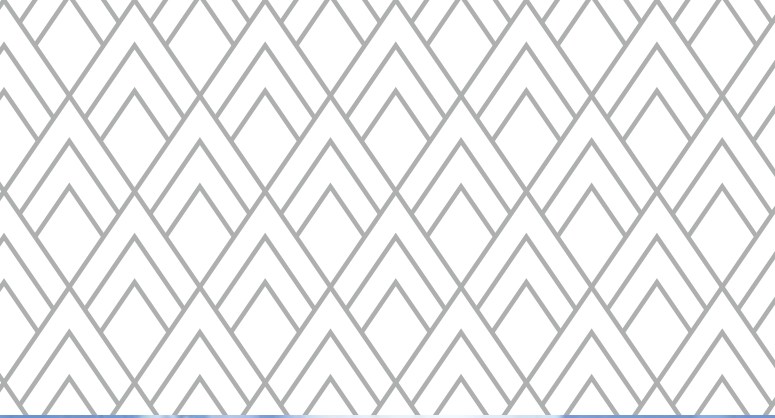




▶ PICTURE YOURSELF HERE



- WELCOME
- LOCATION
- TRAVEL LINKS
- ▶ **PICTURE YOURSELF HERE**
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- HEALTH & SAFETY
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



► SITE PLAN

- THE HALSTEAD
2 bedroom home
- THE DANBURY
3 bedroom home
- THE CADDINGTON
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE WINDSOR
3 bedroom home
- THE STAVELEY
3 bedroom home
- THE ROTHWAY
4 bedroom home
- THE CAMBRIDGE
4 bedroom home
- THE HARDWICK
4 bedroom home
- THE EATON
4 bedroom home

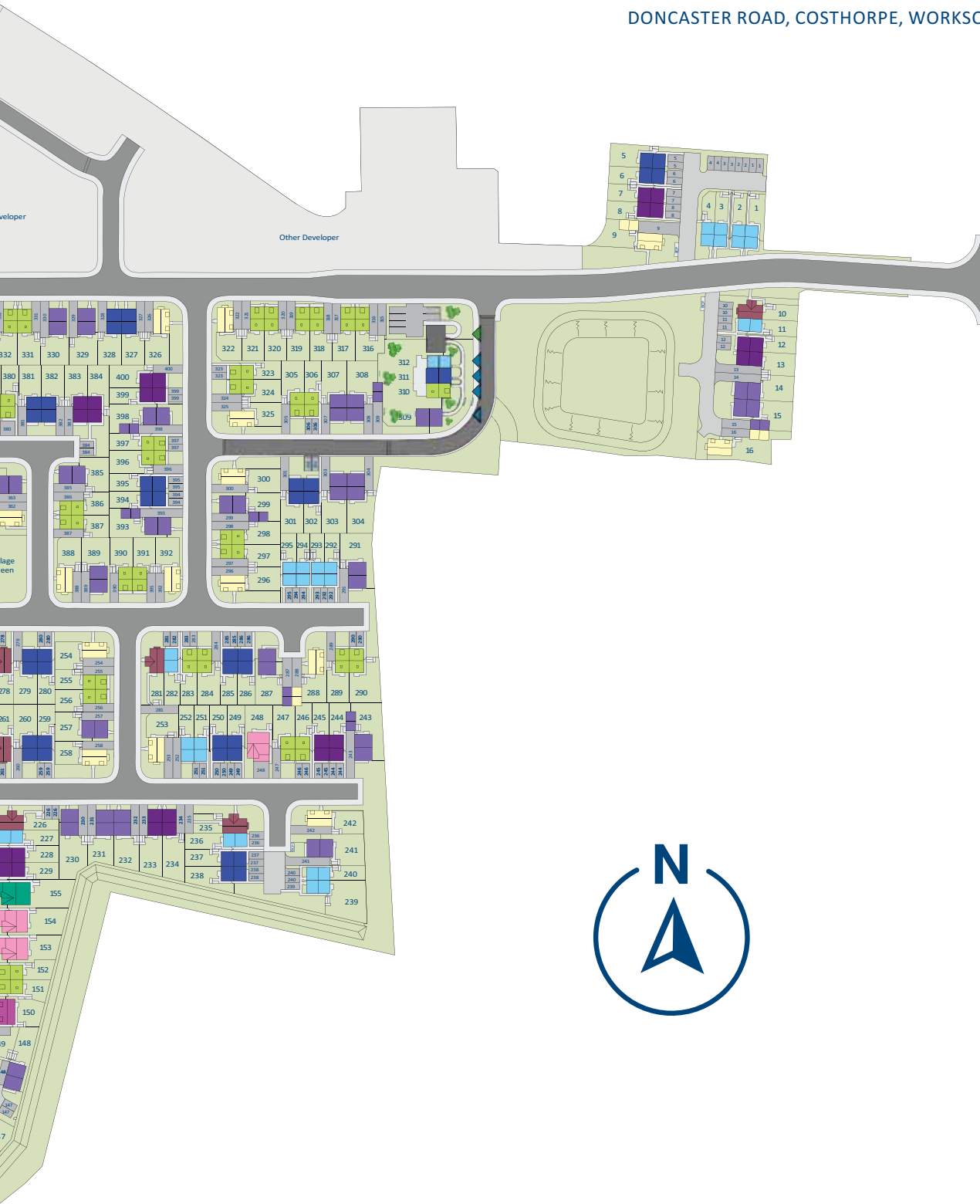
SALES & MARKETING AREA

SHOW HOMES
Plots 309-312



- WELCOME
- LOCATION
- TRAVEL LINKS
- PICTURE YOURSELF HERE

- **SITE PLAN**
- MAKE IT YOUR OWN SPECIFICATION
- HEALTH & SAFETY
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



► MAKE IT YOUR OWN



- WELCOME
- LOCATION
- TRAVEL LINKS
- PICTURE YOURSELF HERE
- SITE PLAN

► **MAKE IT YOUR OWN**

- SPECIFICATION
- HEALTH & SAFETY
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



WELCOME
LOCATION
TRAVEL LINKS
PICTURE YOURSELF HERE
SITE PLAN
MAKE IT YOUR OWN
► **SPECIFICATION**
HEALTH & SAFETY
YOUR BUYING GUIDE
30,000 HOMES & COUNTING

GENERAL

- ✓ White sockets and switches
- ✓ Chrome finish ironmongery to internal doors
- ✓ Landscaped front garden
- ✓ 1.8m close boarded fence* Plot specific treatments should be discussed with your Sales Executive
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ Pendant light fittings

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork

KITCHEN / UTILITY

- ✓ Choice of kitchen units*
- ✓ Choice of worktop with upstand*
- ✓ Stainless steel conventional electric oven
- ✓ Gas hob
- ✓ Stainless steel splashback
- ✓ Integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties
- ✓ Virgin Media ready

BATHROOM

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom* (Splashback to basin & around bath)
- ✓ Thermostatic shower over bath with tiled enclosure and glass screen*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant flush light fitting
- ✓ Hand held hair rinser to bath

EN-SUITE

- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to shower enclosure* (Splashback to basin & full height to shower enclosure)
- ✓ Thermostatic shower*
- ✓ Extractor fan
- ✓ Moisture resistant flush light fitting
- ✓ Glass shower enclosure

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

4 BEDROOM HOMES

- ✓ Integrated fridge freezer
- ✓ Integrated washing machine
- ✓ Integrated dishwasher
- ✓ Colour matched plinths and end panels to kitchen units
- ✓ Electric shower over bath, including glass screen and full height tiling to bath
- ✓ Outside tap
- ✓ External light wiring

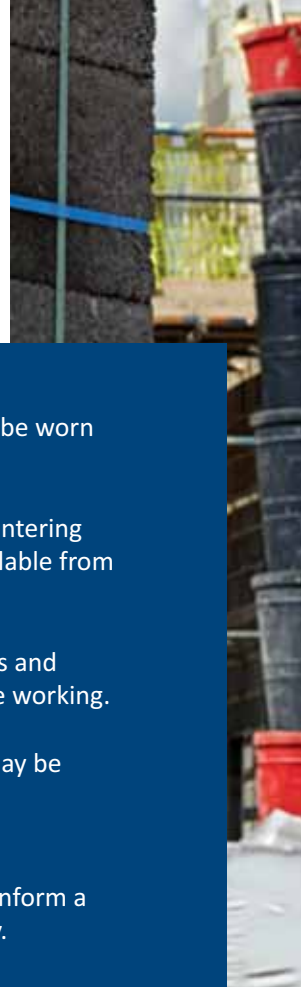
Make it your own with our range of optional extras

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



► SPECIFICATION

At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.



- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

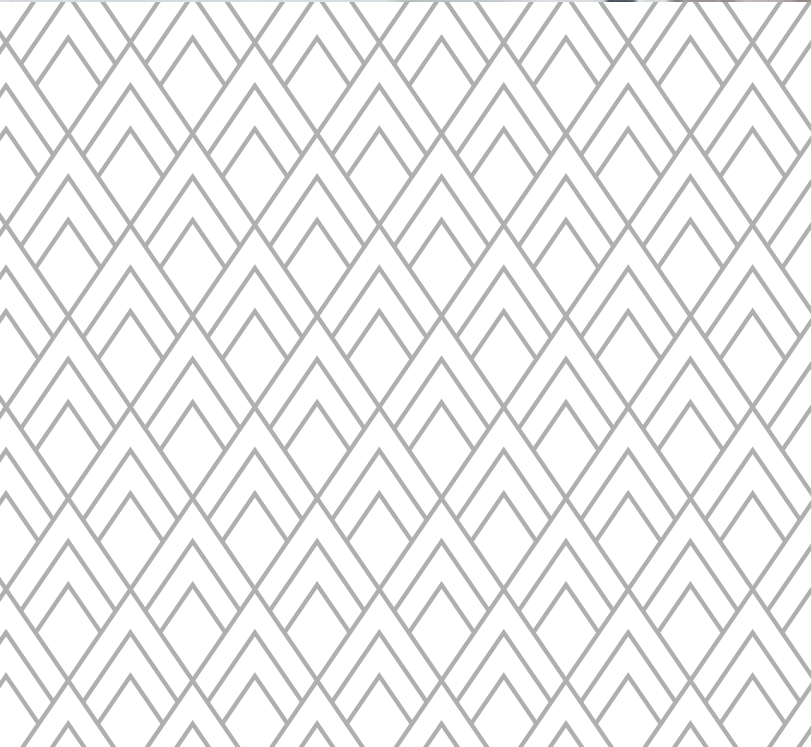
For a safe and enjoyable visit please observe these guidelines at all times.

WELCOME
LOCATION
TRAVEL LINKS
PICTURE YOURSELF HERE
SITE PLAN

MAKE IT YOUR OWN
SPECIFICATION

► HEALTH & SAFETY

YOUR BUYING GUIDE
30,000 HOMES & COUNTING



▶ YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government-backed Help to Buy scheme ** can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

WELCOME
LOCATION
TRAVEL LINKS
PICTURE YOURSELF HERE
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
HEALTH & SAFETY

▶ **YOUR BUYING GUIDE**
30,000 HOMES & COUNTING

*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

**Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.



STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05

Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

WELCOME
LOCATION
TRAVEL LINKS
PICTURE YOURSELF HERE
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
HEALTH & SAFETY
YOUR BUYING GUIDE

► **30,000 HOMES & COUNTING**

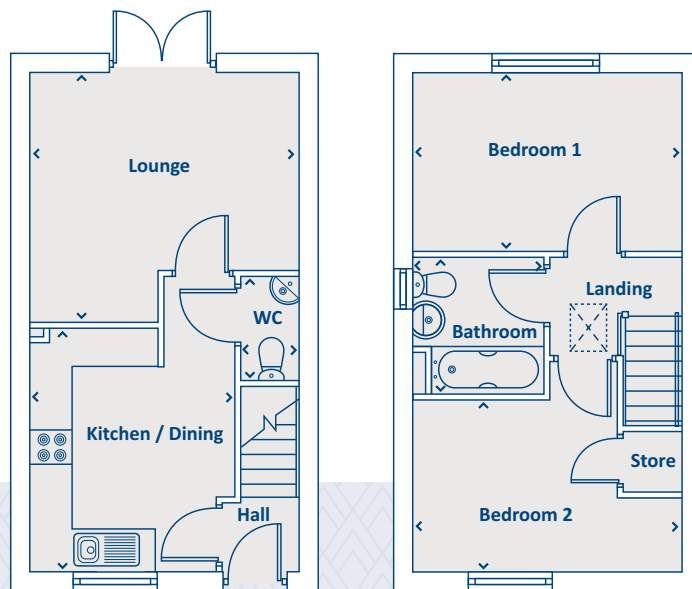


*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE HALSTEAD 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3625 x 3045	11'11" x 10'0"
Lounge	3717 x 3993	12'2" x 13'1"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bathroom	2016 x 1941	6'7" x 6'4"
Bedroom 1	2673 x 3993	8'9" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

PLEASE NOTE:

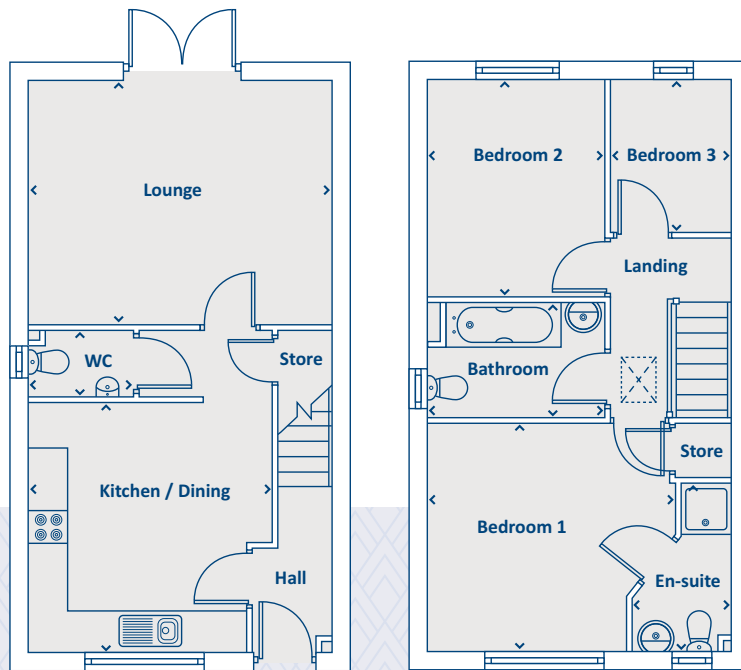
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Artists impression, features may vary

THE DANBURY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

FIRST FLOOR

Bedroom 1	3390 x 3646	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

PLEASE NOTE:

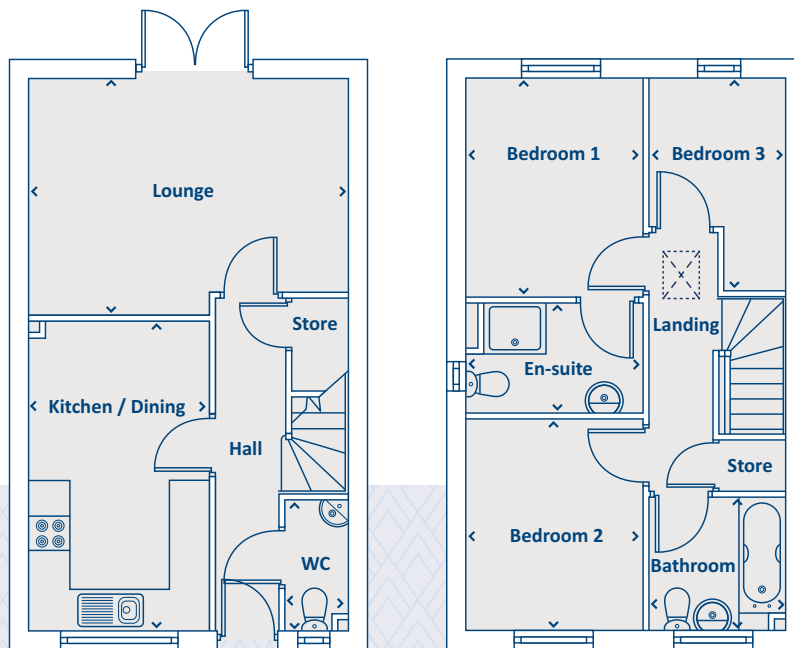
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE
FOR
HOME BUILDERS**
www.consumercode.co.uk



Artists impression, features may vary

THE CADDINGTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4608 x 2685	15'1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3295 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"
Bathroom	1940 x 2027	6'4" x 6'8"

› Longest measurement taken

PLEASE NOTE:

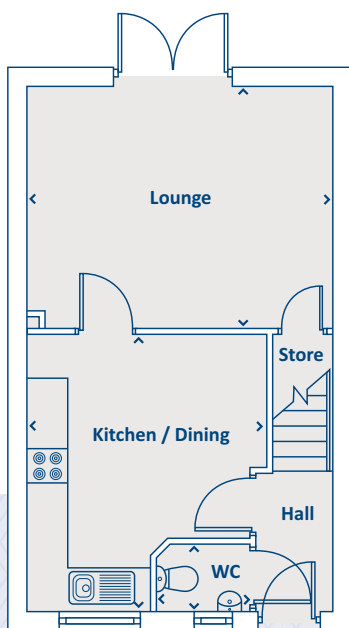
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



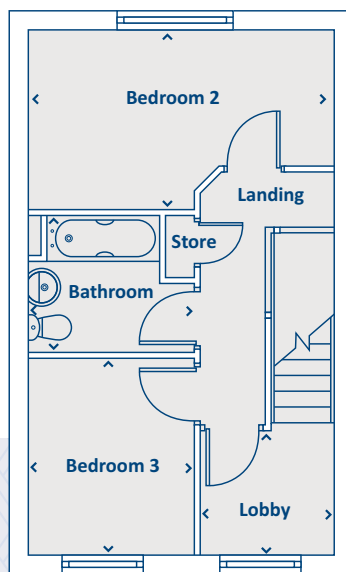
Artists impression, features may vary

THE BAMBURGH 3 bedroom home



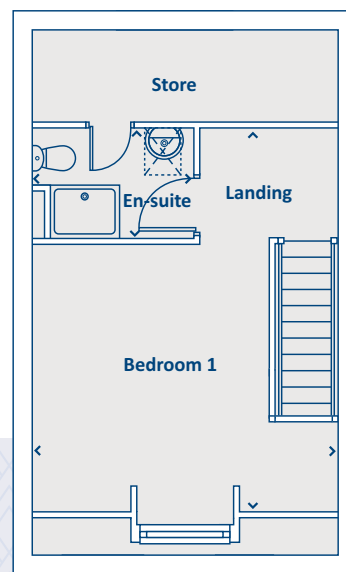
GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"



FIRST FLOOR

Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2465 x 2034	8'1" x 6'8"



SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

PLEASE NOTE:

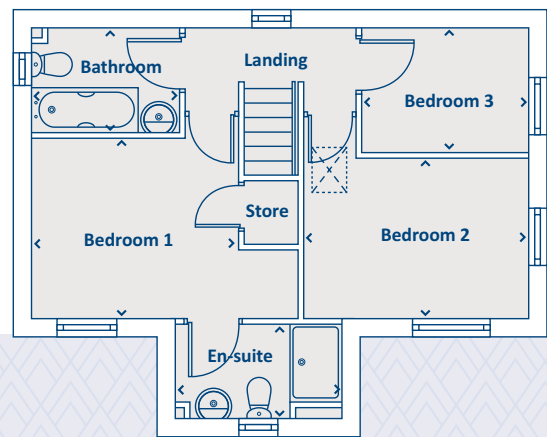
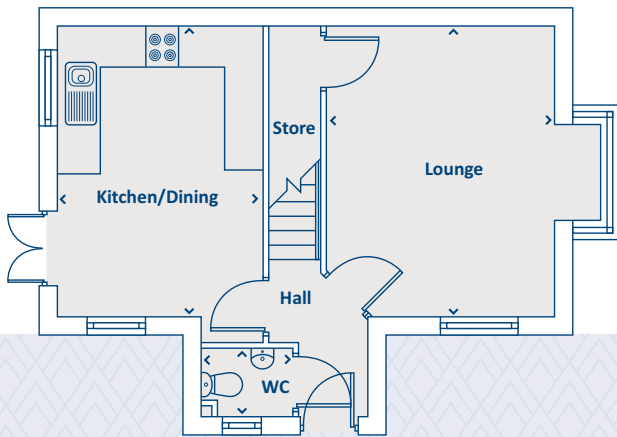
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE WINDSOR 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
Bathroom	2292 x 1586	7'6" x 5'2"

› Longest measurement taken

PLEASE NOTE:

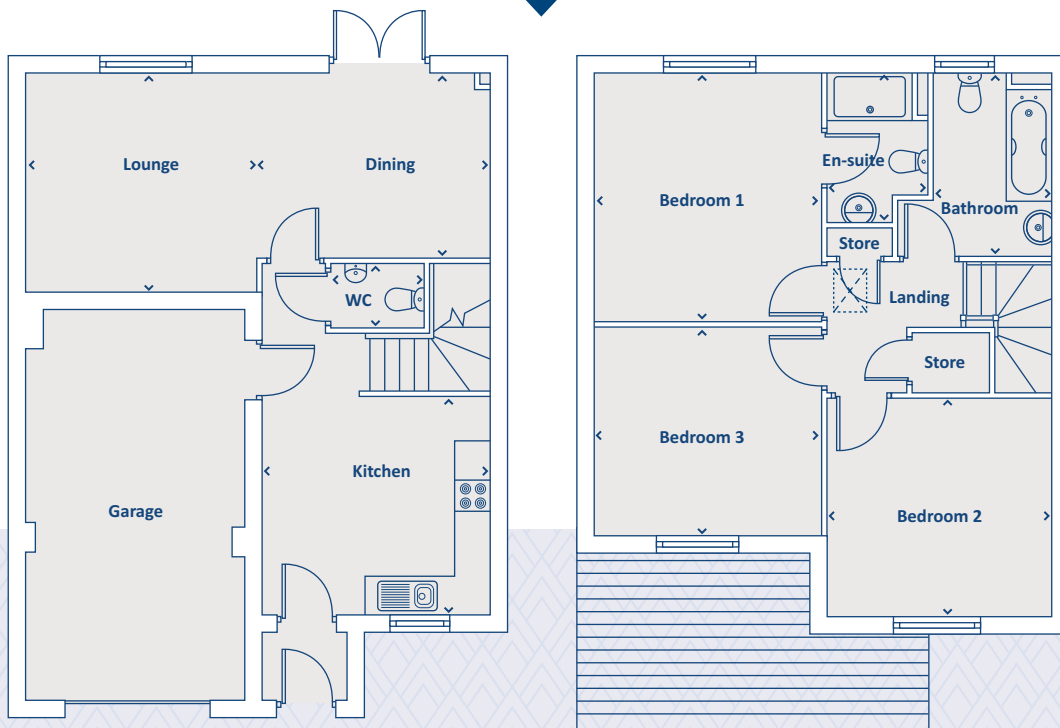
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Artists impression, features may vary

THE STAVELEY 3 bedroom home



GROUND FLOOR

Kitchen	3302 x 3385	10'10" x 11'1"
Dining	2775 x 3478	9'1" x 11'5"
Lounge	3350 x 3507	11'0" x 11'6"
WC	1010 x 1430	3'4" x 4'8"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3775 x 3507	12'5" x 11'6"
En-suite	2232 x 1442	7'4" x 4'9"
Bedroom 2	3295 x 3385	10'10" x 11'1"
Bedroom 3	3117 x 3507	10'3" x 11'6"
Bathroom	2775 x 1850	9'1" x 6'1"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

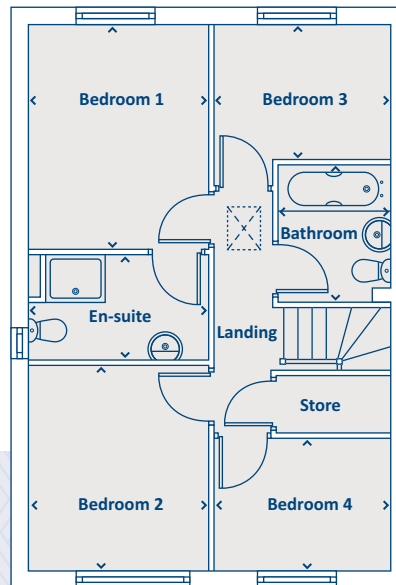
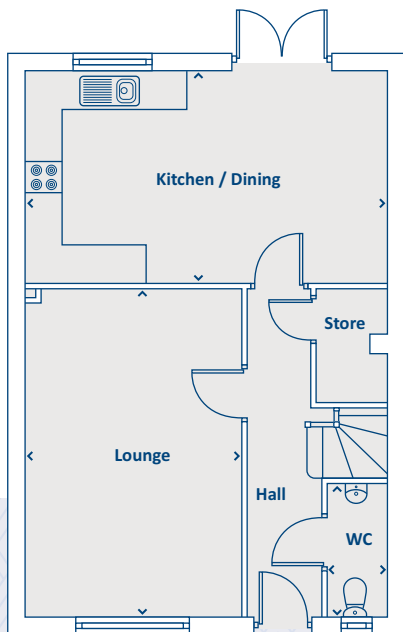
**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Artists impression, features may vary

THE ROTHWAY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3469 x 2761	11'5" x 9'1"
En-suite	1644 x 2761	5'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
Bathroom	2093 x 1700	6'10" x 5'7"

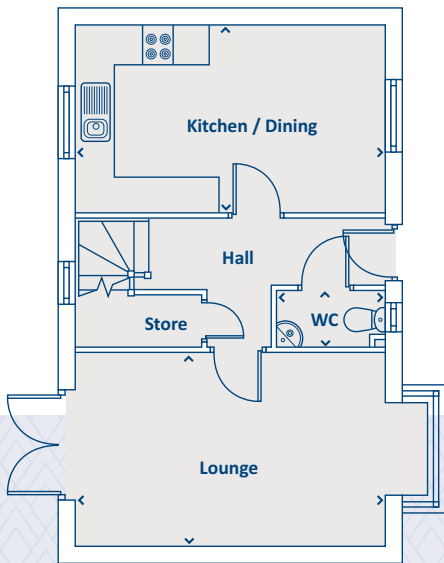
PLEASE NOTE:
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE
FOR
HOME BUILDERS**
www.consumercode.co.uk



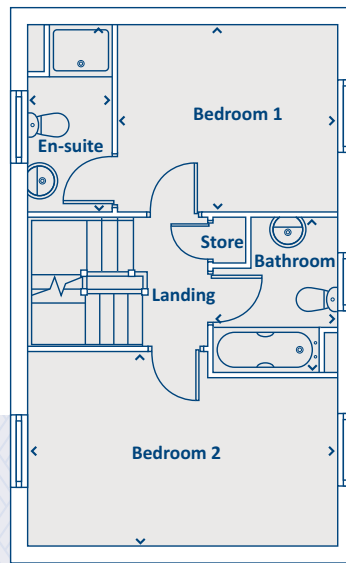
Artists impression, features may vary

THE CAMBRIDGE 4 bedroom home



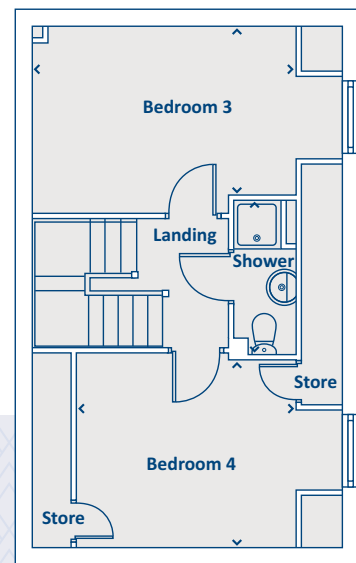
GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"



FIRST FLOOR

Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"
Bathroom	2423 x 1941	7'11" x 6'4"



SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2930 x 3458	9'7" x 11'4"
Shower	2477 x 999	8'2" x 3'3"

› Longest measurement taken

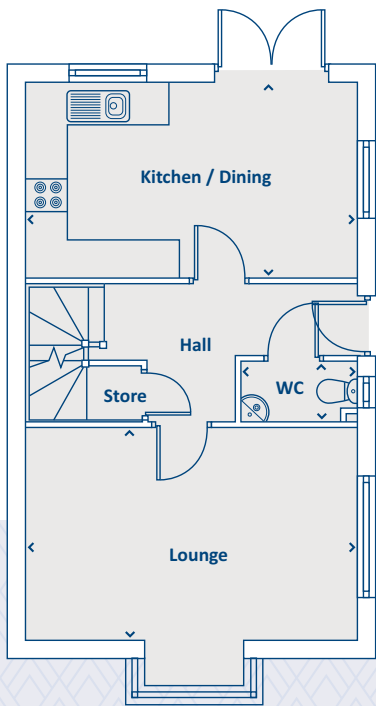
PLEASE NOTE:
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE
FOR
HOME BUILDERS**
www.consumercode.co.uk



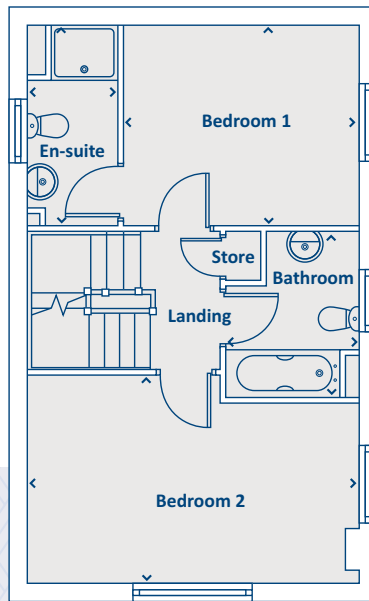
Artists impression, features may vary

THE HARDWICK 4 bedroom home



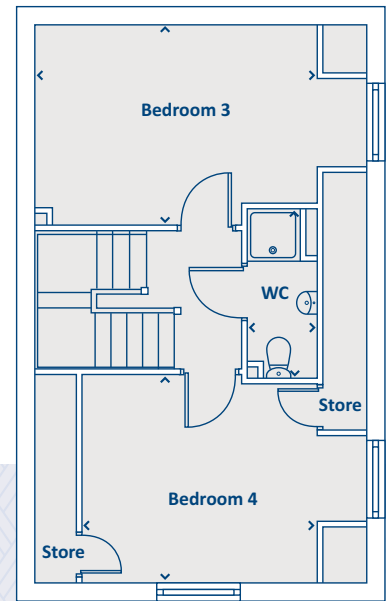
GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"



FIRST FLOOR

Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"
Bathroom	2423 x 1941	7'11" x 6'4"



SECOND FLOOR

Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"
Bathroom	2423 x 1941	7'11" x 6'4"

> Longest measurement taken

PLEASE NOTE:

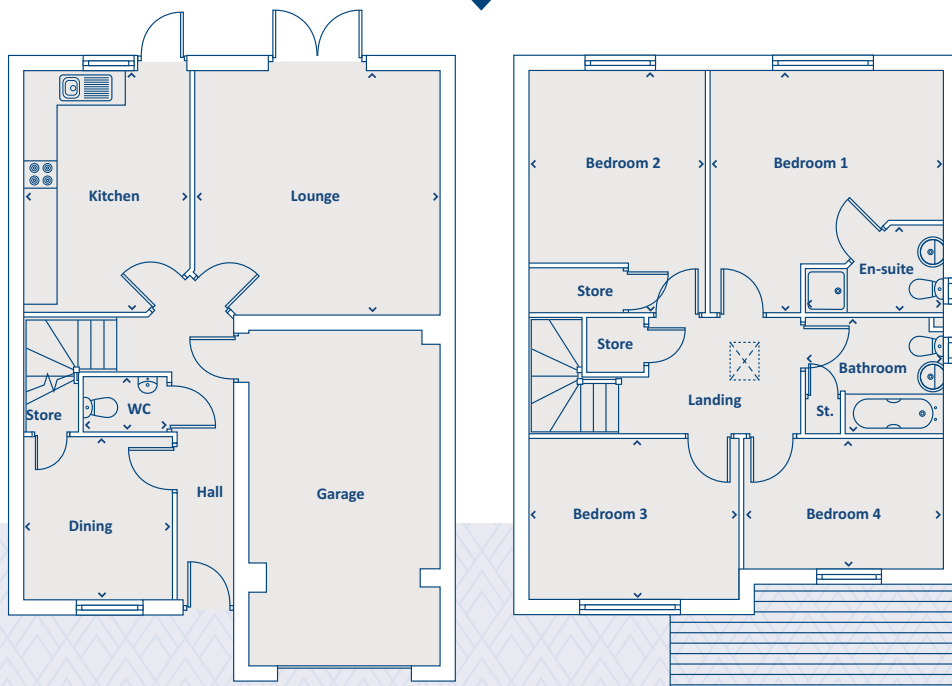
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Artists impression, features may vary

THE EATON 4 bedroom home



GROUND FLOOR

Dining	2836 x 2650	9'4" x 8'8"
Kitchen	4263 x 2935	14'0" x 9'8"
Lounge	4335 x 4295	14'3" x 14'1"
WC	1010 x 1450	3'4" x 4'9"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	4275 x 4083	14'0" x 13'5"
En-suite	2417 x 1507	7'11" x 4'11"
Bedroom 2	4263 x 3147	14'0" x 10'4"
Bedroom 3	3698 x 2836	12'2" x 9'4"
Bedroom 4	2274 x 3532	7'6" x 11'7"
Bathroom	2038 x 2425	6'8" x 7'11"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



OSPREY VIEW

WORKSOP

All enquiries:
01909 769 176



keepmoat.com

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.