



DEE GARDENS

DEESIDE

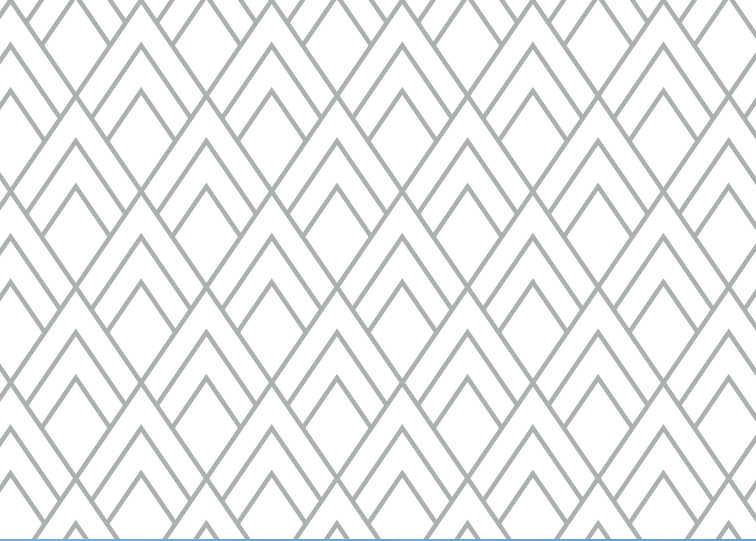
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





WELSH ROAD, GARDEN CITY, DEESIDE, CH5 2RA



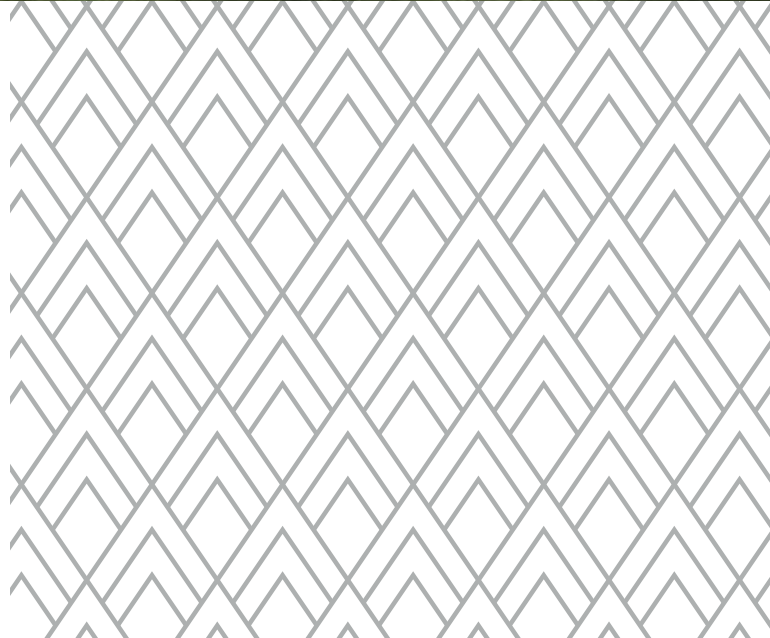
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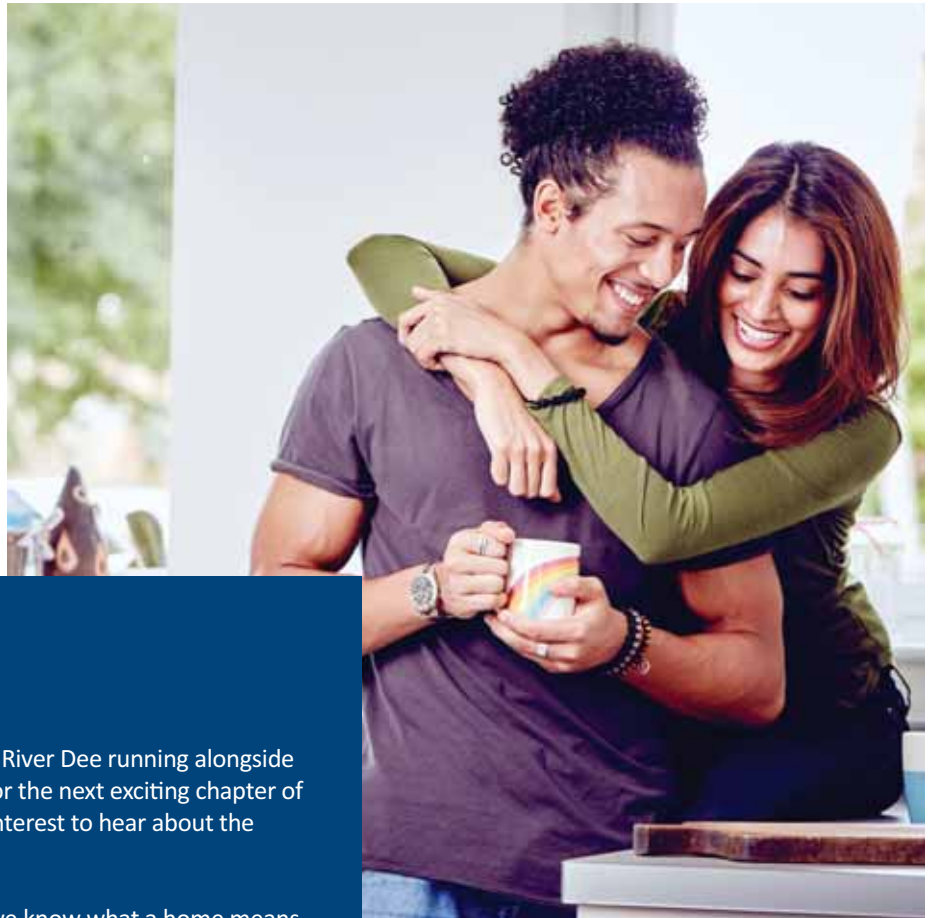
DEESIDE

▶ WELCOME TO
DEE GARDENS



- ▶ WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





A NEW LIFE AWAITS

Just 15 minutes from Chester and with the River Dee running alongside the development, this is the perfect spot for the next exciting chapter of your life. So don't miss out. Register your interest to hear about the latest home releases at Dee Gardens.

As one of the UK's leading homebuilders, we know what a home means. It's why here you'll find a range of 2, 3 and 4 bedroom designs. Each combines space, flexible living and high specification kitchens and bathrooms - all with our trademark affordability.

So whether you're looking for your first home or your next one, with our 5-star award for customer satisfaction, your next move is in safe hands.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



▶ LIFE IN DEESIDE



Wepre Park ▲



Chester Cathedral ▲

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Less than a mile from the English/Welsh border, on the edge of Garden City and with the River Dee nearby, Dee Gardens provides the perfect location for our take on modern, connected living.

Here you'll find a great choice of contemporary, well-equipped two, three and four-bedroom homes, with so much on the doorstep. Designed with sustainable, active living in mind, a major National Cycle route, linking Connah's Quay and Chester Railways Path with Ellesmere Port, running past the development. This makes getting out and about, on bike or foot easy. The path links all the towns in the area, plus the popular parks and nature reserves.

Queensferry, just across the river and a ten-minute drive away caters for all your day-to-day needs. Here you'll find a supermarket, shops, retail park, leisure centre and much more. Neighbouring Connah's Quay also has a lot to offer. Including the stunning Connah's Quay Central Park.

For the very latest shopping, entertainment and more, Chester is just 7 miles away. This ancient city with a unique character combines history and contemporary flair in a way only Chester can. And as you'd expect from a destination so popular, there's always something exciting happening all year round.

The bright lights of Liverpool are just half an hour away too. One of Europe's best shopping and entertainment destinations, with its own Mersey beat, is quick and easy to get to.

Dee Gardens is a fantastic location for growing families. Sealand Primary School is a short and safe walk away. Plus there's a wide choice of primary schools, just across the river in Queensferry. Hawarden High School, one of the oldest schools in Wales is also close to home.

A real hot spot for attractions of every description, there's so much to do in and around the area. The world-famous Chester Zoo is just a 15-minute drive away. And for nature lovers, the RSPB Burton Mere Wetlands is nearby and offers stunning views, walks and of course bird watching opportunities. The vibrant city of Liverpool is half an hour away. Even closer to home, the picturesque ruins of Ewloe Castle and its surrounding park and woodlands are well worth a visit.



Liverpool Albert Dock ▲

KEY FEATURES

- Stunning choice of 2, 3 & 4 bedroom homes
- Great location next to the River Dee
- Perfect for first-time buyers and families
- Just 7 miles from Chester
- 1.5 miles from the nearest railway station
- North Wales coastline within easy reach
- Energy-efficient homes with low lifetime running costs
- High specification kitchens and bathrooms
- Make your home your own with Keepmoat Options
- Awarded 5-star rating for customer satisfaction in the Homes Builders Federation survey



▶ TRAVEL LINKS

TRAVEL MADE EASY

The A494 runs near Dee Gardens, providing direct access to the M56 and M53. The A55 North Wales coastal road is also close by.

At nearby Shotton station, in Queensferry, you can pick up train services to destinations near and far. Including Chester, Crewe, Manchester Airport, Birmingham New Street, Cardiff, Llandudno and more.



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

WELCOME

LOCATION

▶ **TRAVEL LINKS**

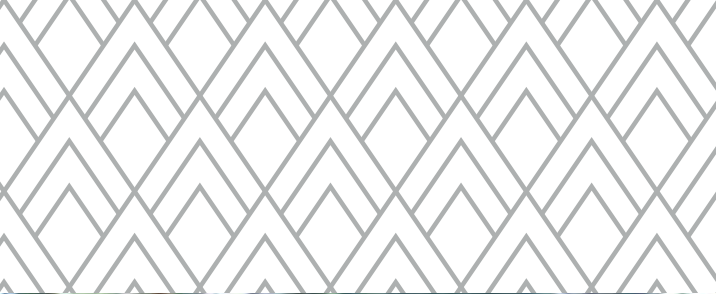
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

- THE HALSTEAD
2 bedroom home
- THE LEVEN
2 bedroom home
- THE KNIGHTSBRIDGE
3 bedroom home
- THE DANBURY
3 bedroom home
- THE RAVEN
3 bedroom home
- THE SHIPLEY
3 bedroom home
- THE HADLEY
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE STRATTON
3 bedroom home
- THE ROTHWAY
4 bedroom home
- THE NESTON
4 bedroom home
- THE CAMBRIDGE
4 bedroom home
- THE HARDWICK
4 bedroom home
- THE EATON
4 bedroom home

- SALES CENTRE
Plot 4
- SHOW HOMES
Plots 1-3

- WELCOME
- LOCATION
- TRAVEL LINKS
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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.



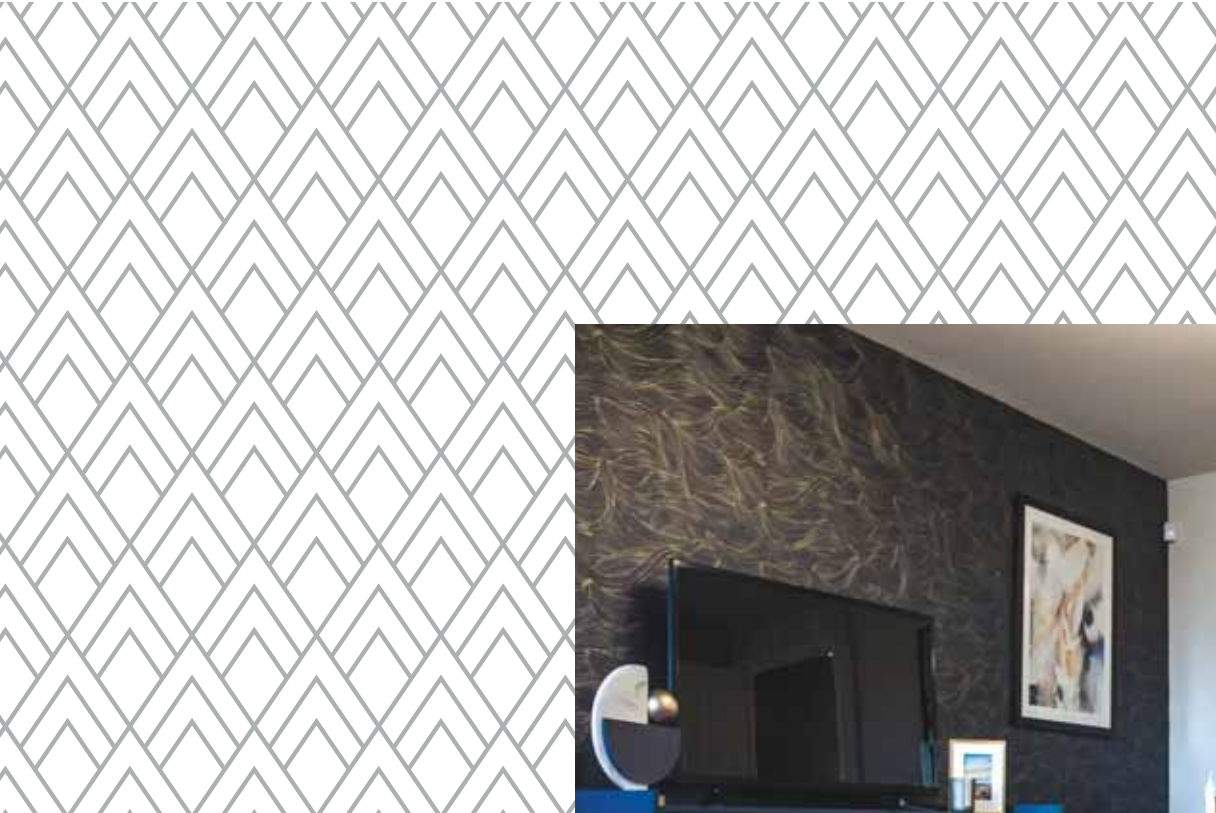
▶ MAKE IT YOUR OWN



WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN

▶ **MAKE IT YOUR OWN**

SPECIFICATION
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, and with 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 by not one, but two warranties.

A 10-year NHBC warranty, that includes deposit protection, two years of warranty and a further eight years of insurance, covering major building defects, as well as our two-year Keepmoat warranty that includes fixtures and fittings*

*Terms and conditions apply, please speak to your Sales Executive for further information

Availability of upgrades and standard choices are subject to build stage at point of reservation.



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

KITCHEN / UTILITY

- ✓ Integrated appliances include fridge freezer and dishwasher
- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts to match
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional fan assisted oven
- ✓ Integrated extractor hood
- ✓ Gas hob with glass splash back
- ✓ Stainless steel one and a half bowl with mixer tap

BATHROOM / EN-SUITE

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Chrome towel rail
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge and store
- ✓ 2 zone programmable central heating system

Make it your own with our range of optional extras

DECOR

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ 5 panel vertical doors with satin chrome plated ironmongery

EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Turf to rear garden
- ✓ Outside tap to kitchen elevation
- ✓ Rear fencing
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ Contemporary external light on front of home
- ✓ Alarm system



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



▶ 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.

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
SITE PLAN
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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.



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.

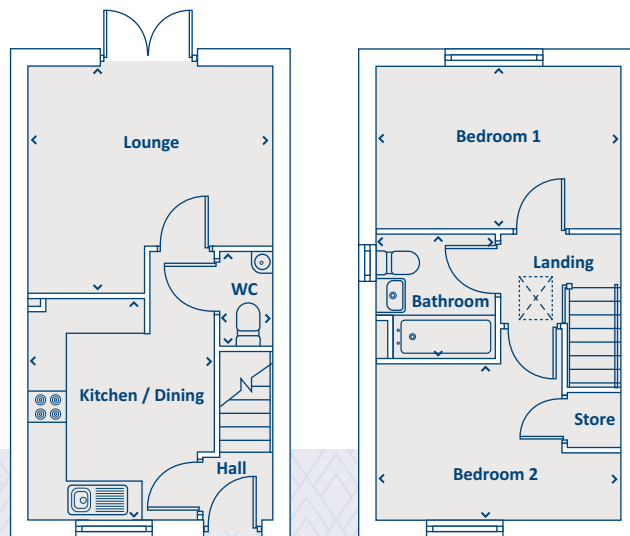
Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





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

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

› Longest measurement taken

PLEASE NOTE:

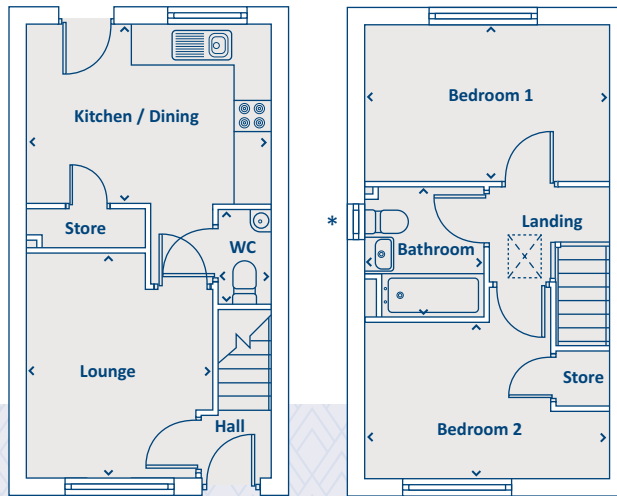
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THE LEVEN 2 bedroom home



GROUND FLOOR

Kitchen / Dining	2942 x 3993	9'8" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bedroom 1	2545 x 3993	8'4" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"
Bathroom	2145 x 1941	7'0" x 6'4"

› Longest measurement taken

*All side windows are subject to development specific designs

PLEASE NOTE:

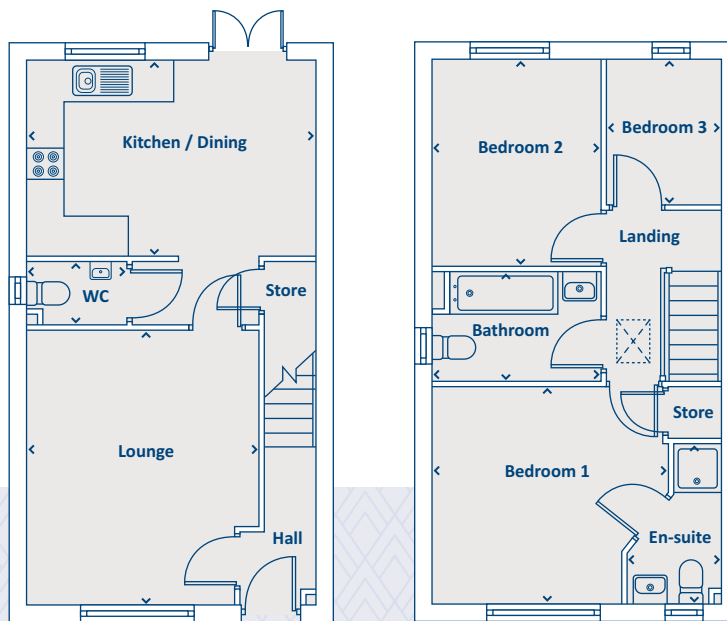
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THE KNIGHTSBRIDGE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3035 x 4499	9'11" x 14'9"
Lounge	4266 x 3551	14'0" x 11'8"
WC	961 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:

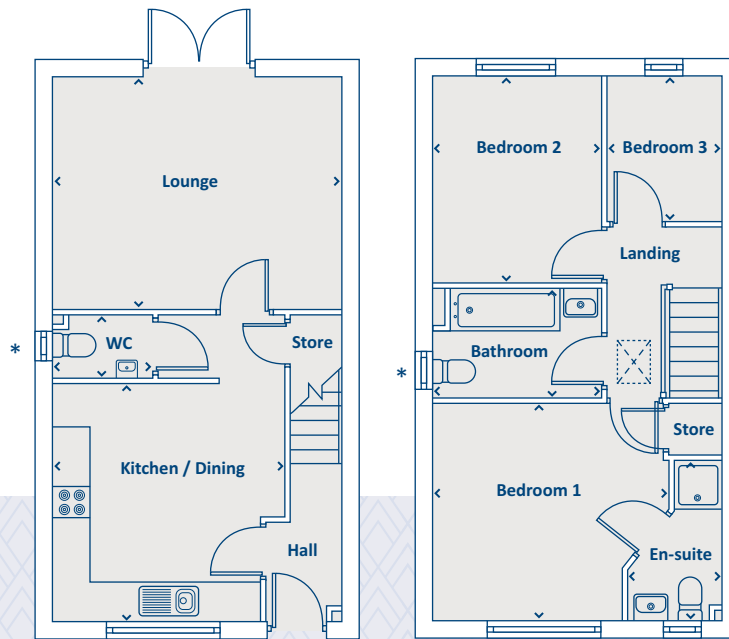
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Artists impression, features may vary

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

* All side windows are subject to development specific designs

PLEASE NOTE:

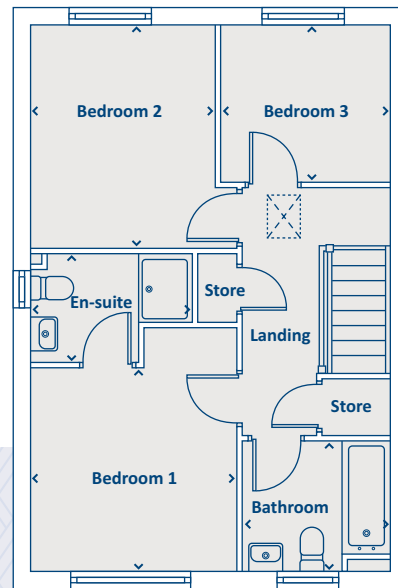
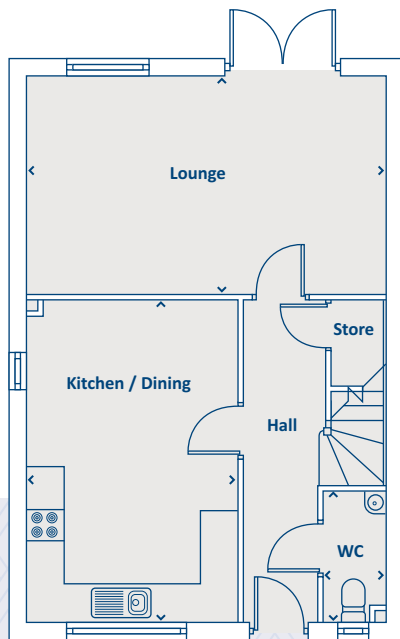
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THE RAVEN 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4855 x 3175	15'11" x 10'5"
Lounge	3275 x 5343	10'9" x 17'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	3050 x 3100	10'0" x 10'2"
En-suite	1610 x 2399	5'3" x 7'10"
Bedroom 2	3377 x 2775	11'1" x 9'1"
Bedroom 3	2325 x 2475	7'8" x 8'1"
Bathroom	1940 x 2150	6'4" x 7'1"

› Longest measurement taken

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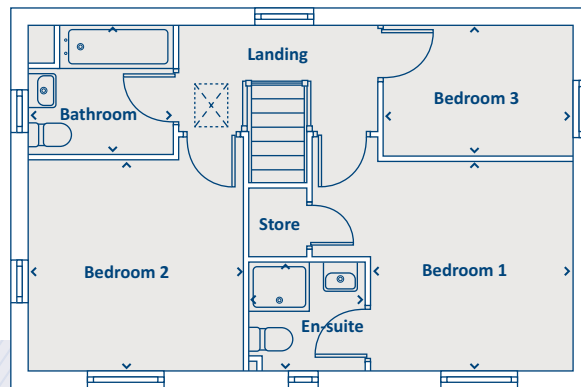
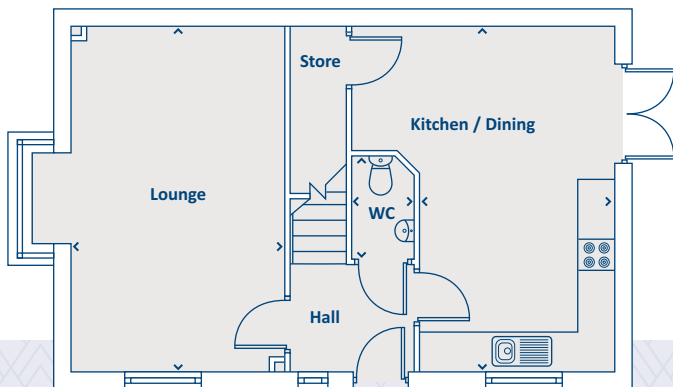
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THE SHIPLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2900 x 5298	9'6" x 17'5"
Lounge	3233 x 5298	10'7" x 17'5"
WC	956 x 1600	3'2" x 5'3"

FIRST FLOOR

Bedroom 1	3054 x 3145	10'0" x 10'4"
En-suite	1650 x 1600	5'5" x 5'3"
Bedroom 2	3233 x 3155	10'7" x 10'4"
Bedroom 3	2856 x 2060	9'4" x 6'9"
Bathroom	2170 x 2050	7'1" x 6'9"

› Longest measurement taken

PLEASE NOTE:

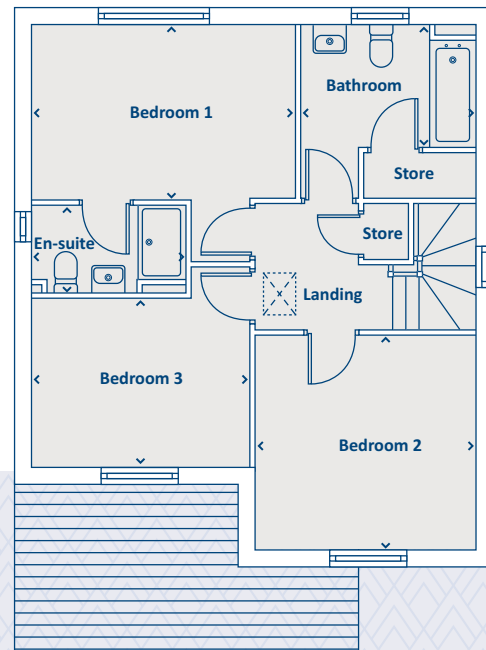
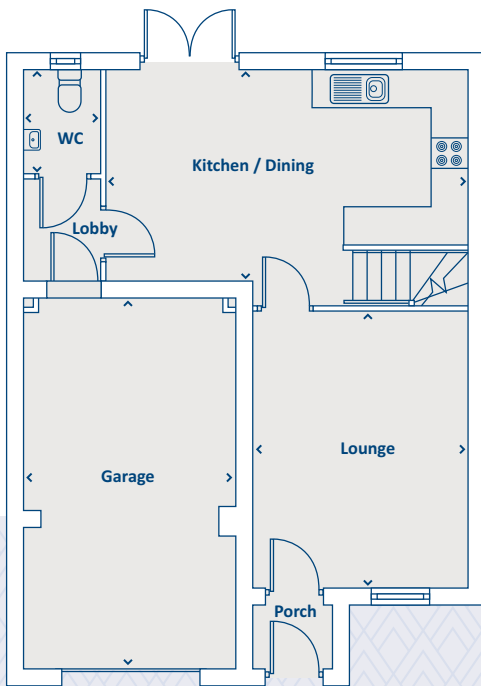
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THE HADLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3313 x 5722	10'10" x 18'9"
Lounge	4394 x 3385	14'5" x 11'1"
WC	1650 x 1150	5'5" x 3'9"

FIRST FLOOR

Bedroom 1	2775 x 4132	9'1" x 13'7"
En-suite	1410 x 2377	4'7" x 7'10"
Bedroom 2	3302 x 3385	10'10" x 11'1"
Bedroom 3	2614 x 3507	8'7" x 11'6"
Bathroom	1960 x 2760	6'5" x 9'1"

› Longest measurement taken

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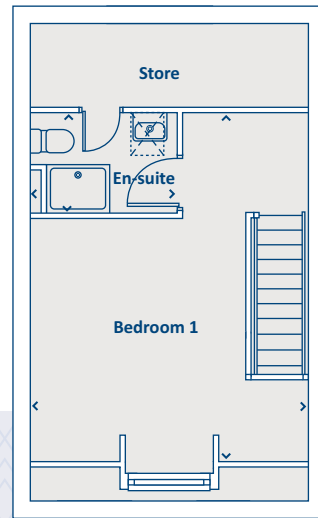
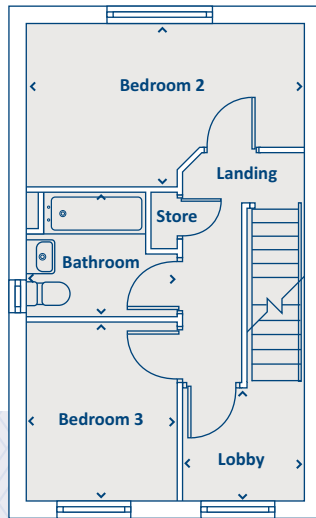
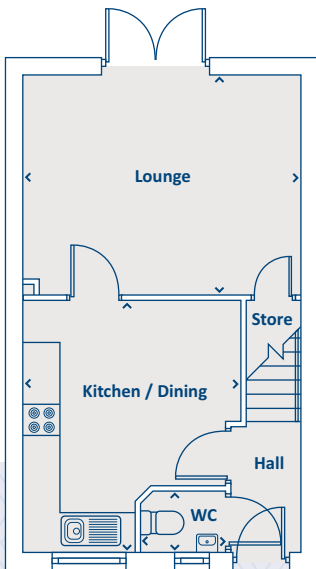
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THE BAMBURGH 3 bedroom home



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

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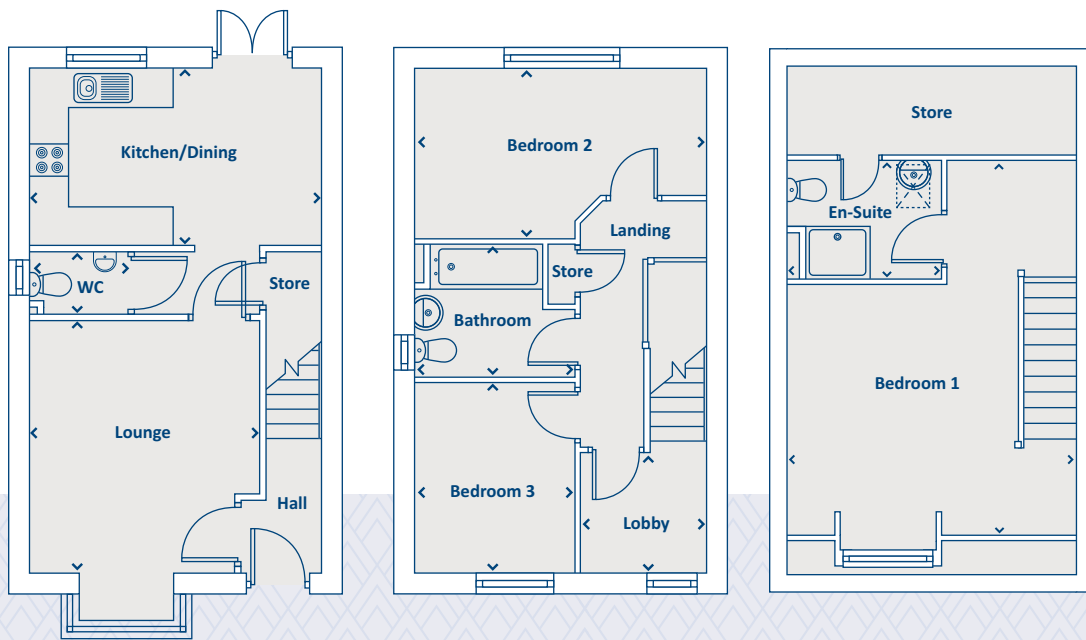
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THE STRATTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4499 x 2735	14'9" x 9'0"
Lounge	3551 x 3892	11'8" x 12'9"
WC	1510 x 960	4'11" x 3'2"

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"

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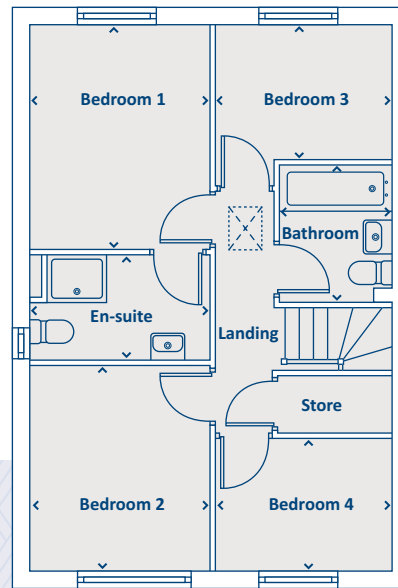
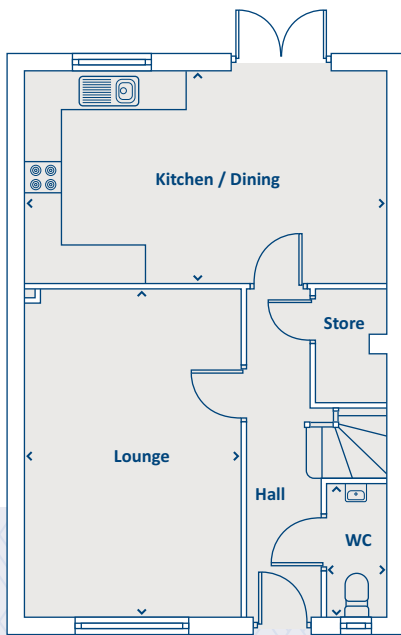
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THE ROTHWAY 4 bedroom home



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:

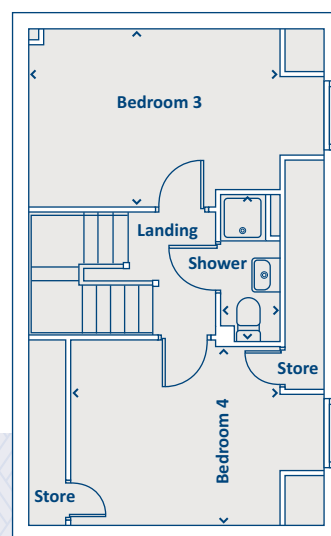
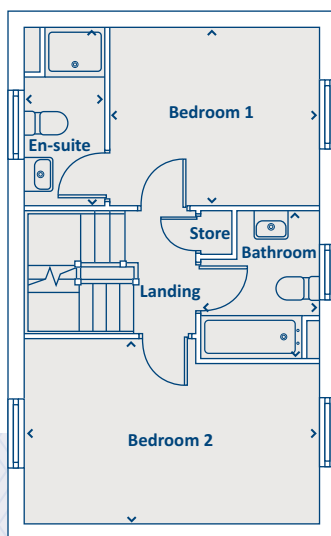
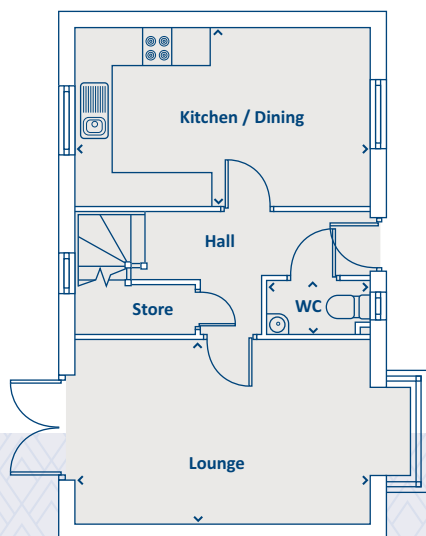
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Artists impression, features may vary

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.

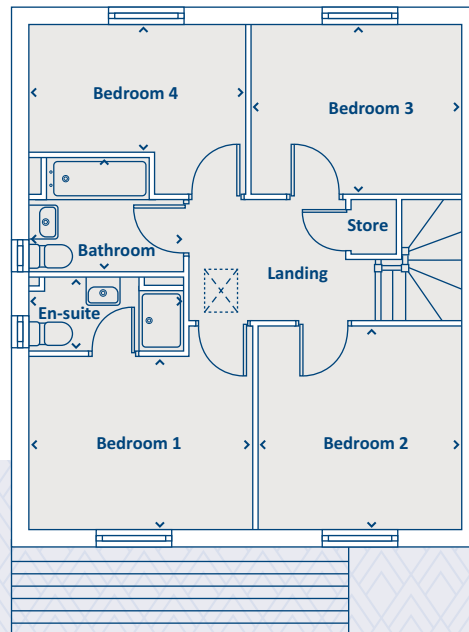
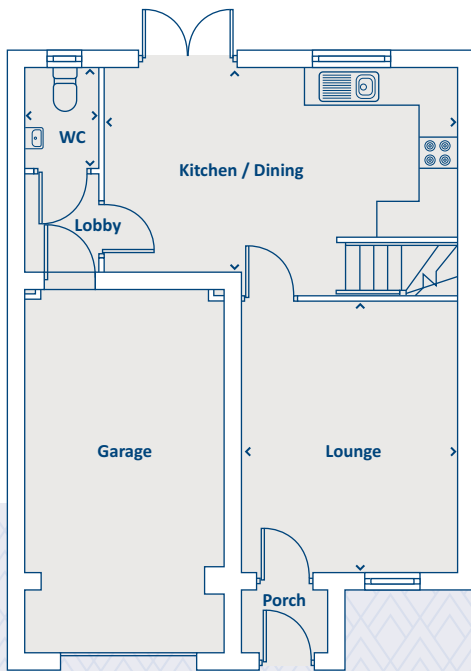
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Artists impression, features may vary

THE NESTON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3328 x 5722	10'11" x 18'9"
Lounge	4394 x 3548	14'5" x 11'8"
WC	1650 x 1170	5'5" x 3'10"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	2800 x 3642	9'2" x 11'11"
En-suite	1202 x 2500	3'11" x 8'2"
Bedroom 2	3303 x 3250	10'10" x 10'8"
Bedroom 3	2763 x 3385	9'1" x 11'1"
Bedroom 4	2075 x 3507	6'10" x 11'6"
Bathroom	1867 x 2500	6'2" x 8'2"

PLEASE NOTE:

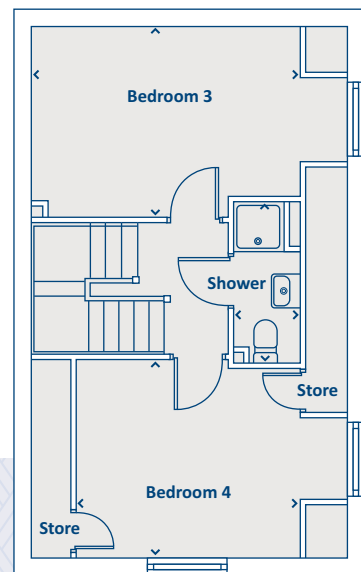
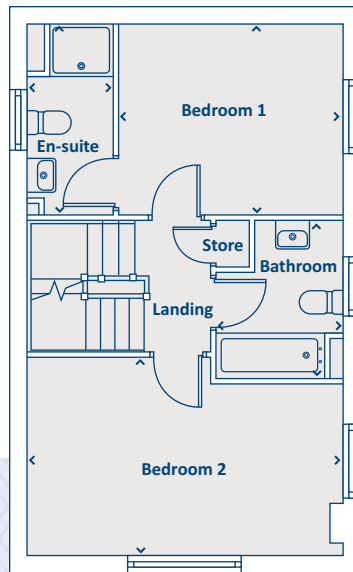
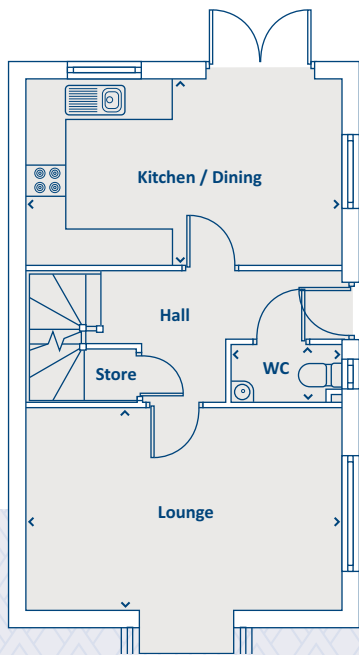
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Artists impression, features may vary

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 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2910 x 3458	9'7" x 11'4"
Shower	2505 x 999	8'3" x 3'3"

› Longest measurement taken

PLEASE NOTE:

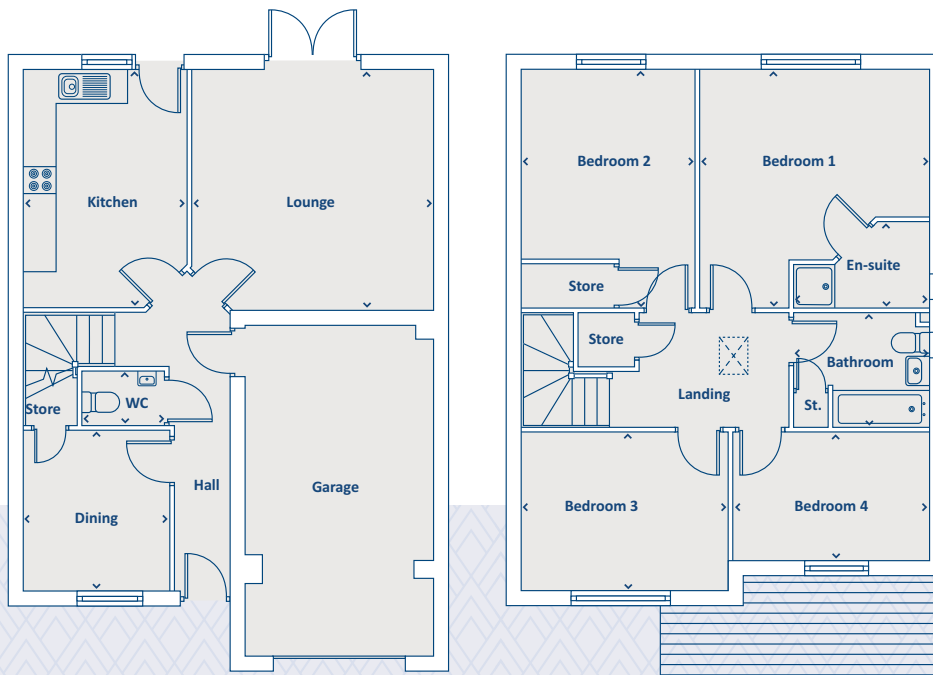
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Artists impression, features may vary

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"

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