



Welcome to Viridian Meadows

AVANT
homes

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Make your next step a reality

Looking for an amazing new home in Northamptonshire? Then look no further. Viridian Meadows offers a range of 2, 3, 4 and 5 bedroom homes in Desborough – all designed with style, comfort, and practicality in mind.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Desborough is a thriving town with excellent transport links. Kettering, Corby, Market Harborough, and Northampton are all a short car journey away. The M1 and the M6 can be reached in half an hour, providing access to Coventry, and Birmingham, Manchester, Leicester, Nottingham, and London.

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.



Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

So, if you're looking for your dream home, look no further.

Your buying journey

Here's a step by step guide through the exciting buying process.

Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.

Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200* a year on their energy bills.

No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate un-lived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.





Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%* of new homes have an EPC rating of A-B, while only 4%* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%*.

*HBF Watt a Save Report, February 2023.

** Dependant on build stage, please ask your Sales Advisor for more details.

***Terms and conditions apply.

Living in Desborough

Desborough is served by regular Stagecoach buses to Market Harborough and Corby. For train travel, in Corby, Market Harborough, and Kettering you will find train stations providing frequent services around the Midlands and to London.

For international travel, residents of Viridian Meadows are spoilt for choice, with Birmingham airport and East Midlands airport both less than an hour away.



Desborough benefits from lots of amenities including a Sainsbury's superstore, plus a bustling high street featuring pubs, restaurants, takeaways, hairdressers, a dental surgery, and a doctor's surgery. Desborough Leisure Centre has facilities including a gym, tennis court, and classes for all abilities. Desborough green space provides the ideal place to walk a dog. There's also a play area for the kids.

Further afield in Market Harborough you will find more amenities including a golf course, a farm shop, a Waitrose, and a Homebase for all your DIY needs.

Welland Park is the largest park in Market Harborough and has attractions including a large playground, a skate park, a rose garden, and tennis courts. While visiting Market Harborough, it's also worth strolling down Wharf Marina, a canal with a picturesque waterfront where you can hire a boat.

Desborough boasts plenty of well-rated schools, including Havelock Infant School, Havelock Junior School, Maidwell Primary School, and Wren Spinney Community School for older children.



Development plan



THE BERRYCLIFFE
2 bedroom home

THE STAFFORD
2 bedroom bungalow

THE BISHOPTON
3 bedroom bungalow

THE GREYWELL
3 bedroom home

THE IMPWELL
3 bedroom home

THE IRKWELL
3 bedroom home

THE MALTBY
3 bedroom home

THE DARLEY
4 bedroom home

THE HORBURY
4 bedroom home

THE MULWOOD
4 bedroom home

THE NETHERTON
4 bedroom home

THE NUTWOOD
4 bedroom home

THE OAKBROOK
4 bedroom home

THE OAKWOOD
4 bedroom home

THE SKYWOOD
4 bedroom home

THE SWANWOOD
4 bedroom home

THE WENTBRIDGE
4 bedroom home

THE APPLETON
5 bedroom home

AFFORDABLE HOUSING

 Bin Collection Point

 Garage Access

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



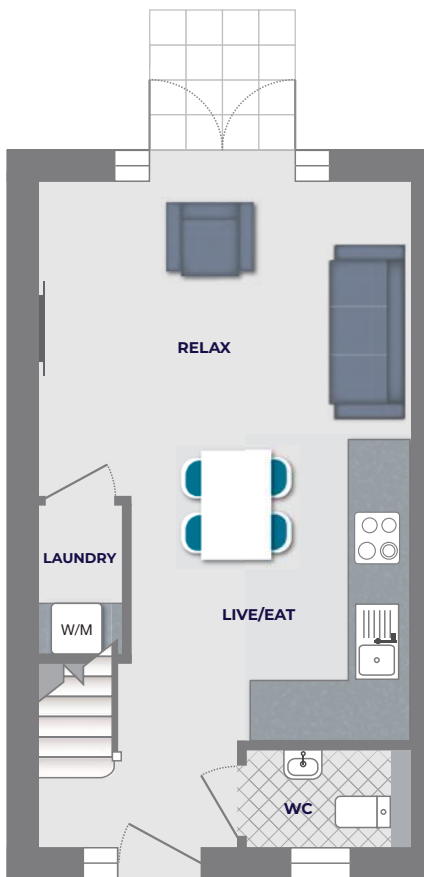
The Berrycliffe



2 Bedroom

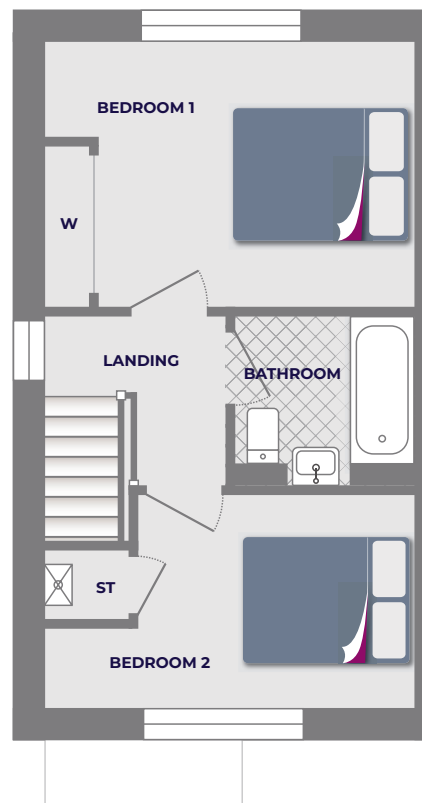


1 Bathroom



Ground Floor

Relax	4.42m x 3.10m	14' 5" x 10' 2"
Live/Eat	3.57m x 3.32m	11' 7" x 10' 9"
Laundry	1.78m x 1.03m	5' 8" x 3' 4"
WC	1.71 m x 1.18m	5' 6" x 3' 9"



First Floor

Bedroom 1	4.42m* x 3.21m	14' 5"* x 10' 5"
Bedroom 2	4.42m* x 2.61m	14' 5"* x 8' 6"
Bathroom	2.13m x 1.95m	7' 0" x 6' 4"

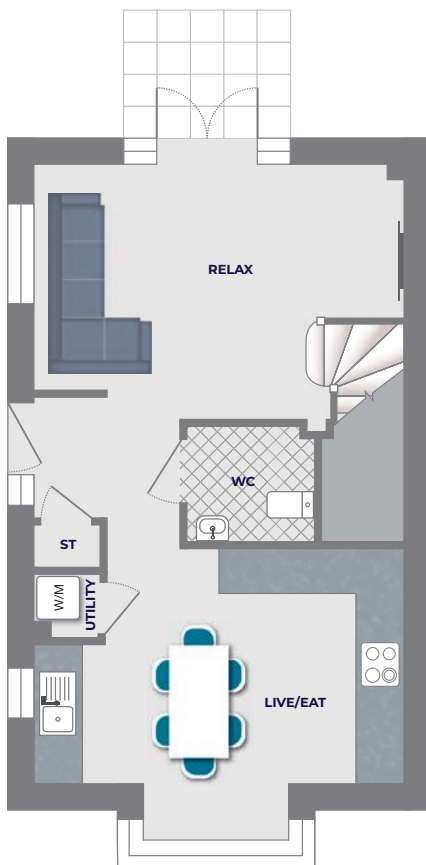
The Greywell



3 Bedroom

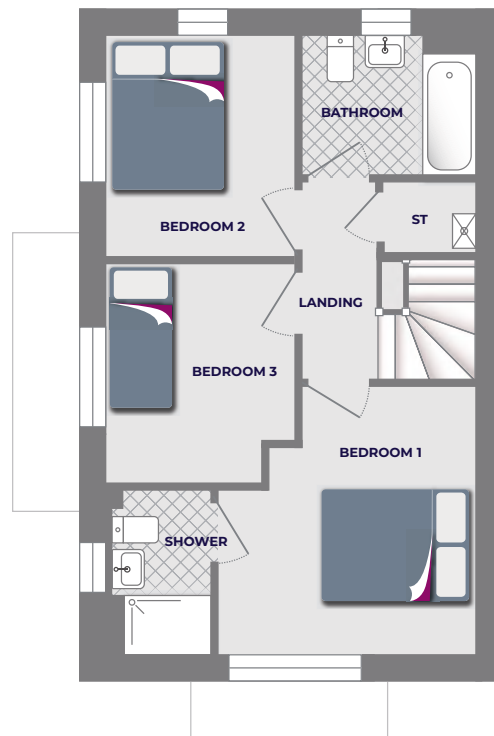


2 Bathroom



Ground Floor

Live/Eat	5.02m* x 3.98m	16' 5"* x 13' 1"
Relax	5.07m x 3.51m*	16' 6" x 11' 5"*
Utility	0.91m x 0.90m	3' 0" x 2' 9"
WC	1.79m x 1.60m	5' 9" x 5' 2"



First Floor

Bedroom 1	3.68m* x 3.49m*	12' 1"* x 11' 4"*
Shower	2.24m x 1.38m	7' 3" x 4' 5"
Bedroom 2	3.05m x 2.57m	10' 0" x 8' 4"
Bedroom 3	3.03m* x 2.57m*	9' 9"* x 8' 4"*
Bathroom	2.36m x 1.87m	7' 7" x 6' 1"

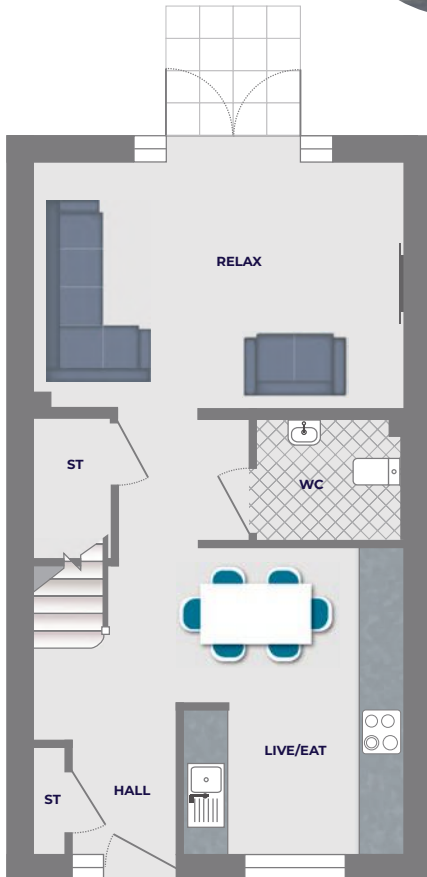
The Impwell



3 Bedroom

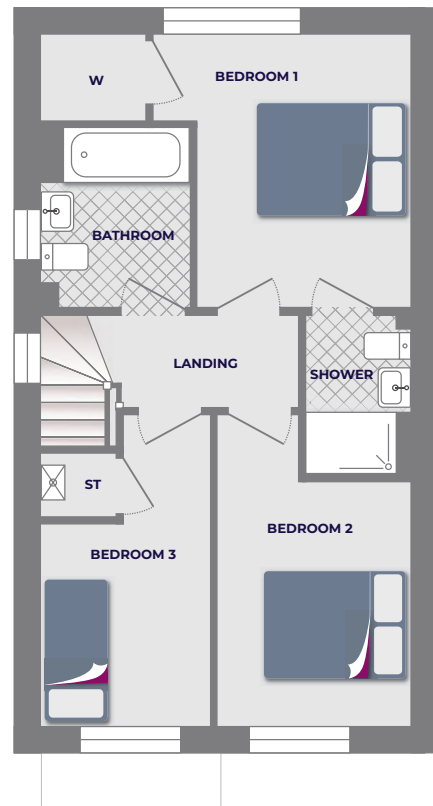


2 Bathroom



Ground Floor

Live/Eat	4.15m* x 3.85m	13' 6"* x 12' 6"
Relax	4.98m x 3.31m	16' 3" x 10' 8"
Store	1.89m x 1.03m	6' 2" x 3' 4"
WC	2.00m x 1.68m	6' 5" x 5' 5"



First Floor

Bedroom 1	3.72m* x 3.52m*	12' 2"* x 11' 5"*
Shower	2.09m x 1.37m	6' 8" x 4' 5"
Bedroom 2	4.19m* x 2.62m*	13' 7"* x 8' 6"*
Bedroom 3	4.19m* x 2.26m*	13' 7"* x 7' 4"*
Bathroom	2.35m x 1.95m	7' 7" x 6' 4"

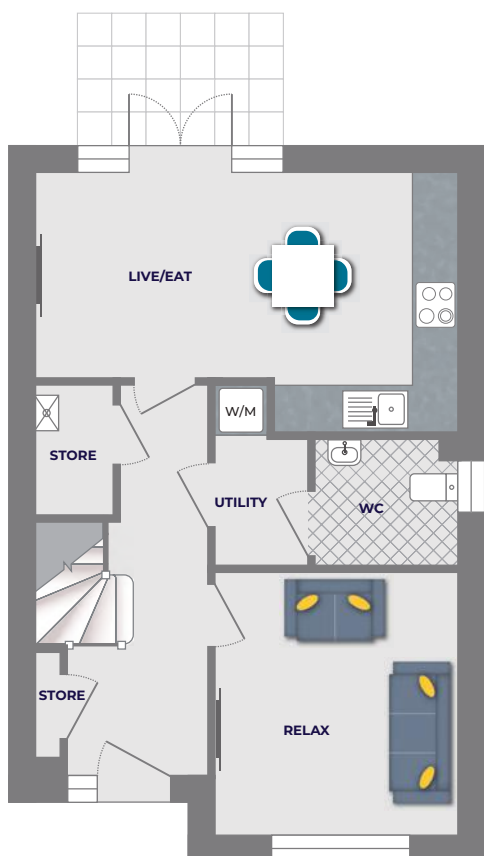
The Irkwell



3 Bedroom

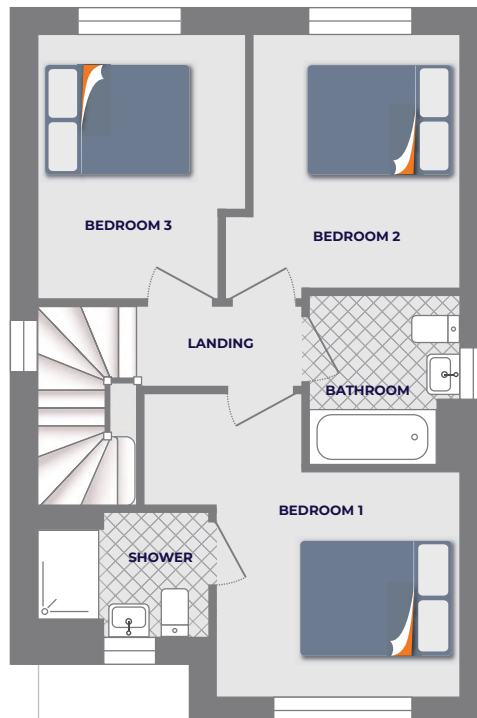


2 Bathroom



Ground Floor

Live/Eat	5.58m x 3.42m*	18' 3" x 11' 2"*
Relax	3.22m x 3.43m	10' 5" x 11' 2"
Utility	1.20m x 2.38m*	3' 9" x 7' 8"*
WC	1.92m x 1.66m	6' 2" x 5' 4"



First Floor

Bedroom 1	3.22m** x 2.99m**	10' 7"*** x 9' 8"***
Shower	2.27m x 1.63m	7' 5" x 5' 3"
Bedroom 2	2.74m x 3.33m	8' 9" x 10' 9"
Bedroom 3	2.74m* x 3.48m	8' 9"* x 11' 5"
Bathroom	2.00m x 2.18m	6' 5" x 7' 1"

* Maximum dimension

** Minimum dimension

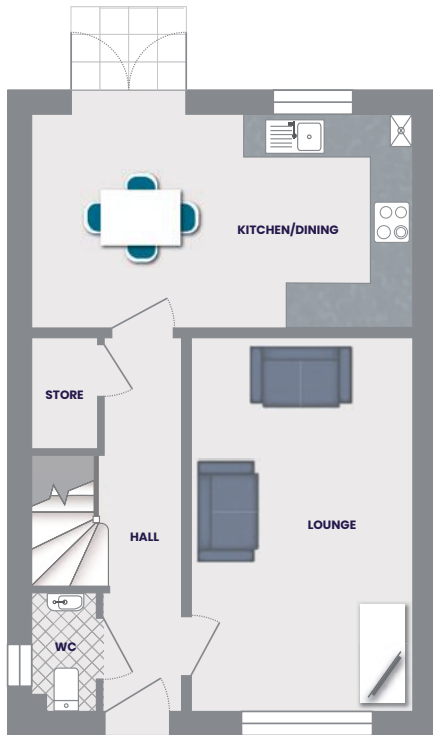
The Maltby



3 Bedroom

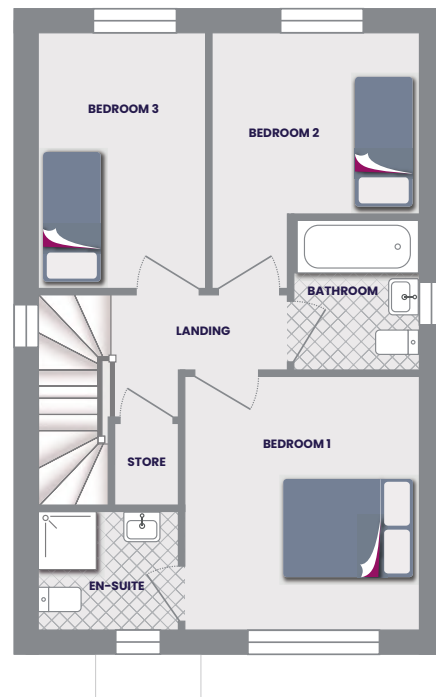


2 Bathroom



Ground Floor

Kitchen/Dining	5.31m x 2.97m	17' 5" x 9' 8"
Lounge	3.07m x 5.18m	10' 0" x 16' 11"
Hall	1.07m x 5.18m	3' 6" x 16' 11"
WC	0.92m x 1.65m	3' 0" x 5' 4"
Store	0.93m x 1.52m	3' 0" x 4' 11"



First Floor

Bedroom 1	3.25m x 3.52m	10' 7" x 11' 6"
En-Suite 1	1.96m x 1.66m	6' 5" x 5' 5"
Bedroom 2	2.88m x 3.55m*	9' 5" x 11' 7"*
Bedroom 3	2.33m x 3.55m	7' 7" x 11' 7"
Bathroom	1.7m x 2.08m	5' 6" x 6' 9"
Store	0.86m x 1.23m	2' 9" x 4' 0"

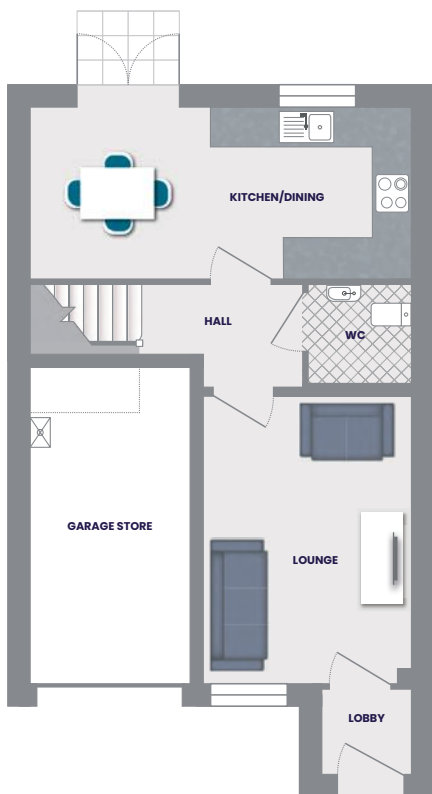
The Oakwood



3 Bedroom

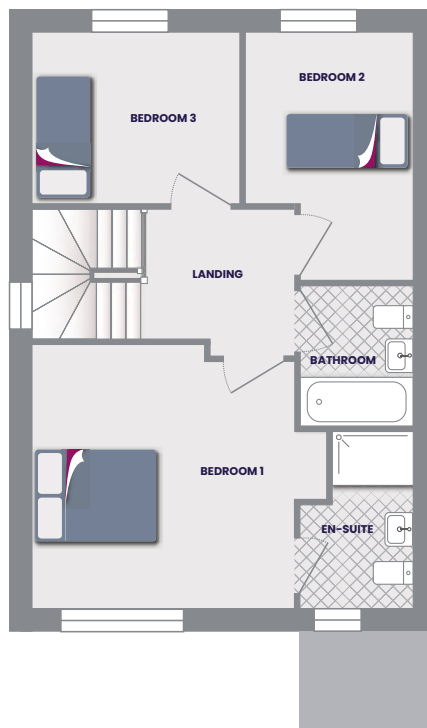


2 Bathroom



Ground Floor

Lobby	1.34m x 1.25m	4' 4" x 4' 1"
Kitchen/Dining	5.69m x 2.55m	18' 8" x 8' 4"
Lounge	3.09m x 4.27m	10' 1" x 14' 0"
Hall	2.22m x 1.51m	7' 3" x 4' 11"
WC	1.71m x 1.51m	5' 7" x 4' 11"
Garage	2.4m x 4.67m	7' 10" x 15' 3"



First Floor

Bedroom 1	3.91m x 3.92m*	12' 9" x 12' 10"*
En-Suite 1	1.69m x 2.53m	5' 6" x 8' 3"
Bedroom 2	2.49m* x 3.69m	8' 2"* x 12' 1"
Bedroom 3	3.1m x 2.55m	10' 2" x 8' 4"
Bathroom	1.71m x 2.17m	5' 7" x 7' 1"

* Maximum dimension

** Minimum dimension

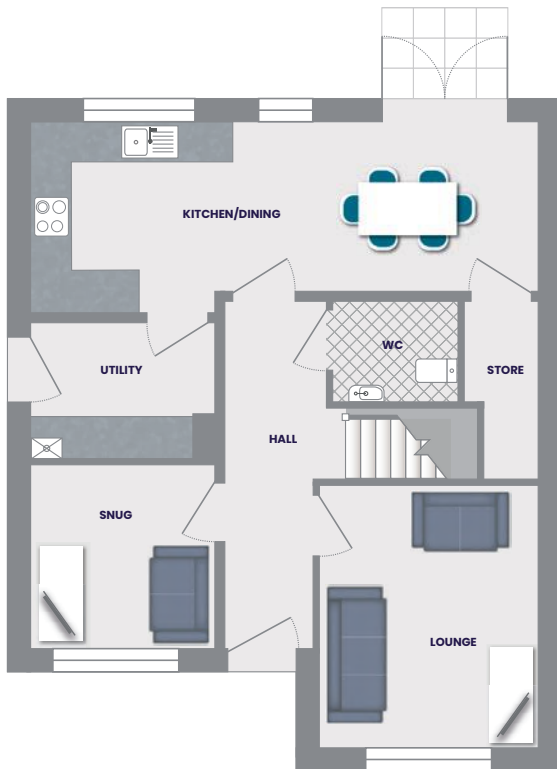
The Horbury



4 Bedroom

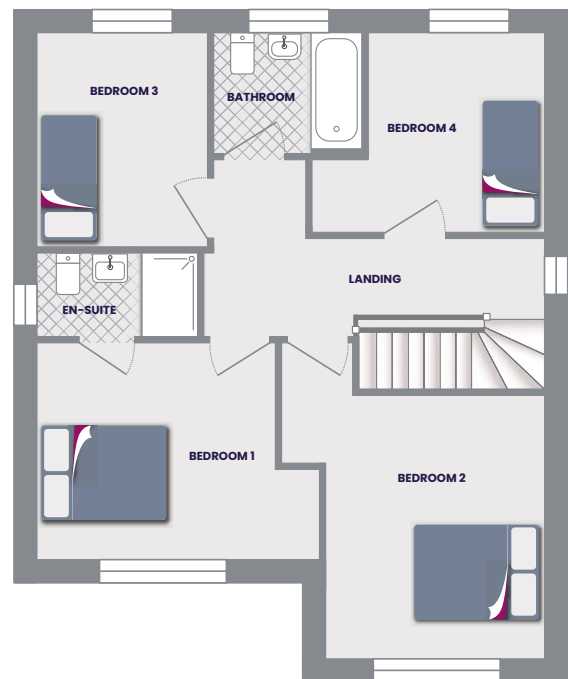


2 Bathroom



Ground Floor

Kitchen/Dining	7.32m x 2.45m**	24' 0" x 8' 0"***
Utility	2.66m x 1.97m	8' 8" x 6' 5"
Lounge	3.15m x 3.73m	10' 4" x 12' 2"
Snug	2.66m x 2.62m	8' 8" x 8' 7"
Hall	1.26m x 4.99m	4' 1" x 16' 4"
WC	1.8m x 1.45m	5' 10" x 4' 9"
Store	1.07m x 2.55m	3' 6" x 8' 4"



First Floor

Bedroom 1	3.41m** x 3.1m	11' 2"*** x 10' 2"
En-Suite 1	2.3m x 1.21m	7' 6" x 3' 11"
Bedroom 2	3.15m** x 3.73m	10' 4"*** x 12' 2"
Bedroom 3	2.43m x 3.09m	7' 11" x 10' 1"
Bedroom 4	2.53m** x 3.08m	8' 3"*** x 10' 1"
Bathroom	2.17m x 1.7m	7' 1" x 5' 6"

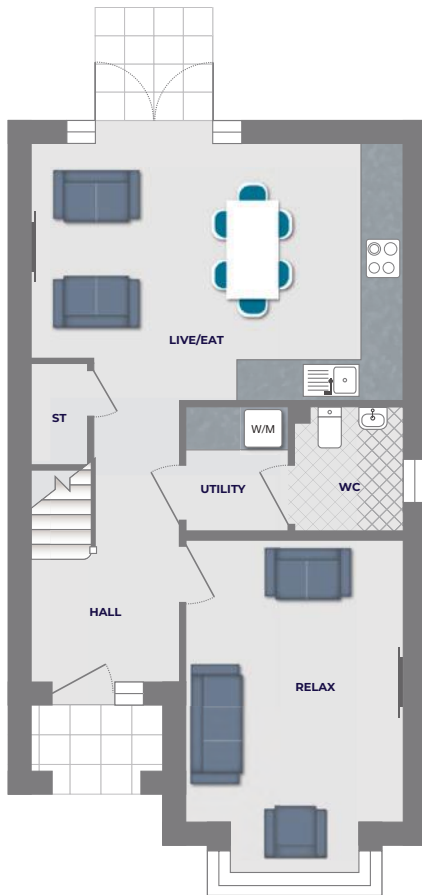
The Mulwood



4 Bedroom

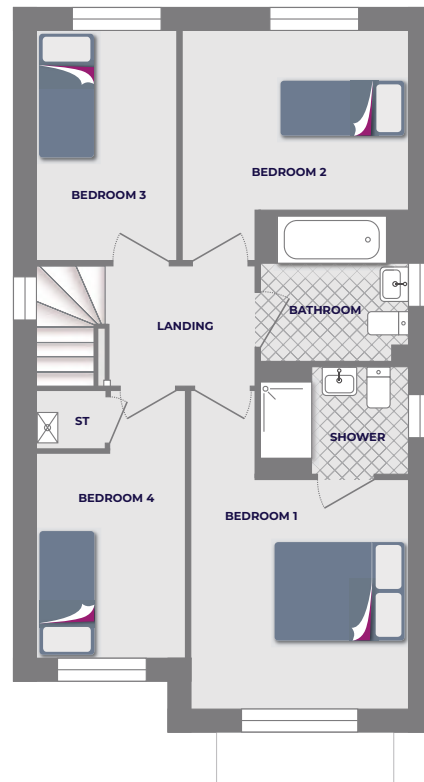


2 Bathroom



Ground Floor

Live/Eat	5.69m x 3.95m	18' 7" x 12' 9"
Relax	3.37m x 4.35m*	11' 0" x 14' 3"*
Utility	1.62m x 1.94m	5' 3" x 6' 3"
WC	1.69m x 1.94m	5' 5" x 6' 3"



First Floor

Bedroom 1	4.87m* x 3.37m	15' 9"* x 11' 0"
Shower	1.67m x 2.29m	5' 5" x 7' 5"
Bedroom 2	3.53m x 3.49m	11' 6" x 11' 4"
Bedroom 3	3.57m x 2.19m	11' 7" x 7' 2"
Bedroom 4	2.31m x 4.07m*	7' 5" x 13' 3"*
Bathroom	2.24m x 2.24m	7' 3" x 7' 3"

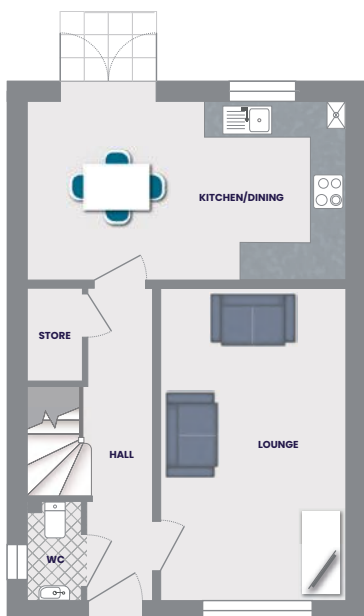
The Netherton



4 Bedroom

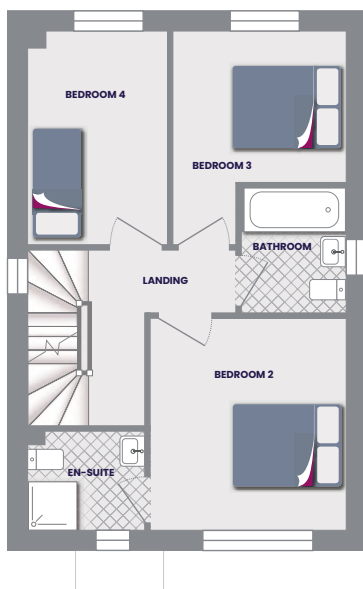


3 Bathroom



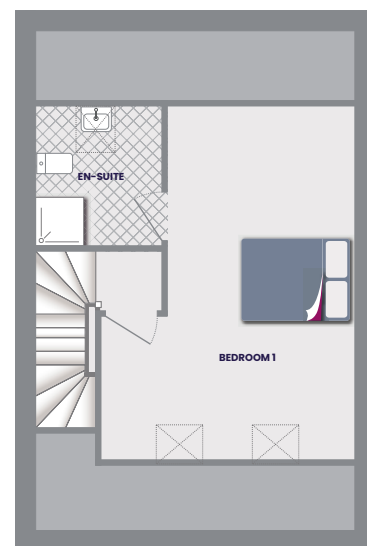
Ground Floor

Kitchen/Dining	5.31m x 2.97m	17' 5" x 9' 8"
Lounge	3.07m x 5.18m	10' 0" x 16' 11"
Hall	1.07m x 5.18m	3' 6" x 16' 11"
WC	0.92m x 1.65m	3' 0" x 5' 4"
Store	0.93m x 1.52m	3' 0" x 4' 11"



First Floor

Bedroom 2	3.25m x 3.52m	10' 7" x 11' 6"
En-Suite 1	1.96m x 1.66m	6' 5" x 5' 5"
Bedroom 3	2.88m x 3.55m*	9' 5" x 11' 7"*
Bedroom 4	2.33m x 3.55m	7' 7" x 11' 7"
Bathroom	1.7m x 2.08m	5' 6" x 6' 9"
Store	0.86m x 1.23m	2' 9" x 4' 0"



Second Floor

Bedroom 1	3.09m** x 5.89m*	10' 1"*** x 19' 3"*
En-Suite	2.12m x 2.34m	6' 11" x 7' 8"

* Maximum dimension

** Minimum dimension

The Nutwood



4 Bedroom

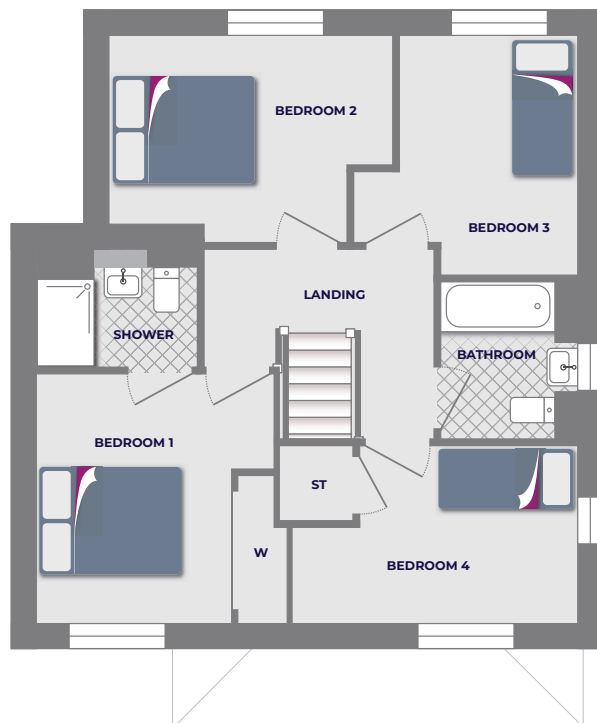


2 Bathroom



Ground Floor

Live/Eat	6.59m* x 4.04m*	21' 6"* x 13' 2"*
Relax	4.87m* x 3.07m	15' 9"* x 10' 1"
Utility	1.93m x 1.41m	6' 3" x 4' 6"
WC	1.97m x 1.68m	6' 4" x 5' 5"
Study	2.11m x 2.08m	6' 9" x 6' 8"



First Floor

Bedroom 1	3.51m x 3.57m	11' 5" x 11' 7"
Shower	1.66m x 2.25m	5' 4" x 7' 4"
Bedroom 4	4.00m* x 2.50m*	13' 1"* x 8' 2"*
Bedroom 3	3.16m* x 3.38m*	10' 4"* x 11' 1"*
Bedroom 2	4.01m* x 2.95m*	13' 1"* x 8' 5"*
Bathroom	2.21m x 2.00m	7' 2" x 6' 6"

* Maximum dimension
** Minimum dimension

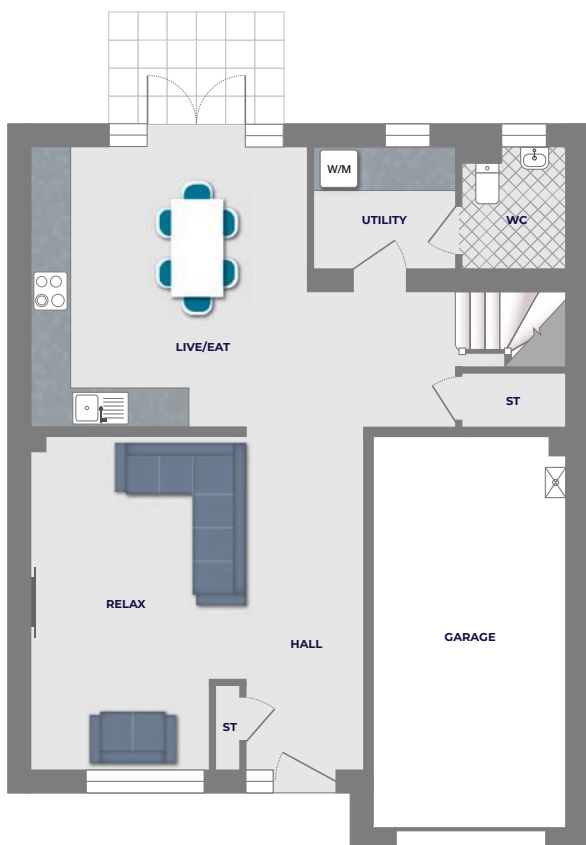
The Oakbrook



4 Bedroom

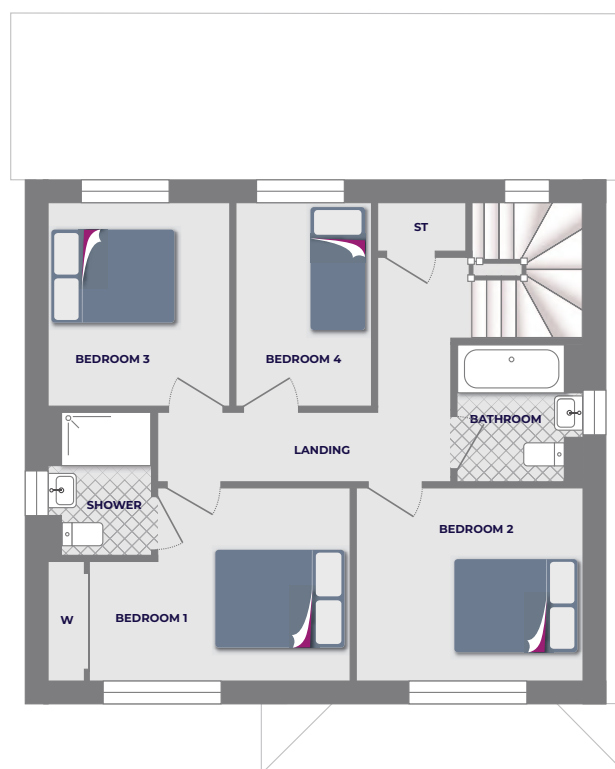


2 Bathroom



Ground Floor

Live/Eat	4.28m 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	1.65m x 1.70m	5' 5" x 5' 7"
Garage	3.01m x 6.07m	9' 11" x 19' 11"



First Floor

Bedroom 1	4.68m* x 2.98m*	15' 4"* x 9' 9"*
Shower	1.40m x 2.22m	4' 7" x 7' 3"
Bedroom 2	3.51m x 2.98m	11' 6" x 9' 9"
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	1.70m x 2.12m	5' 7" x 6' 11"

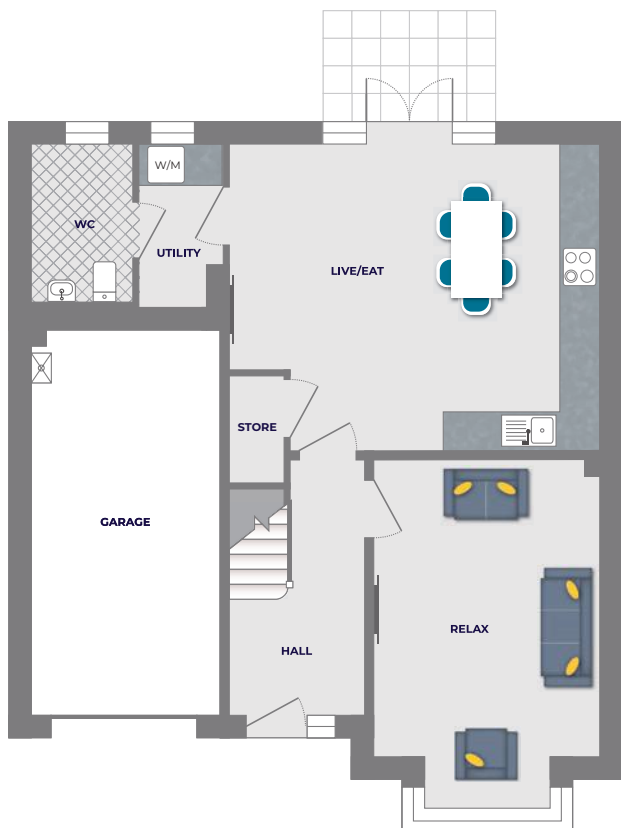
The Skywood



4 Bedroom

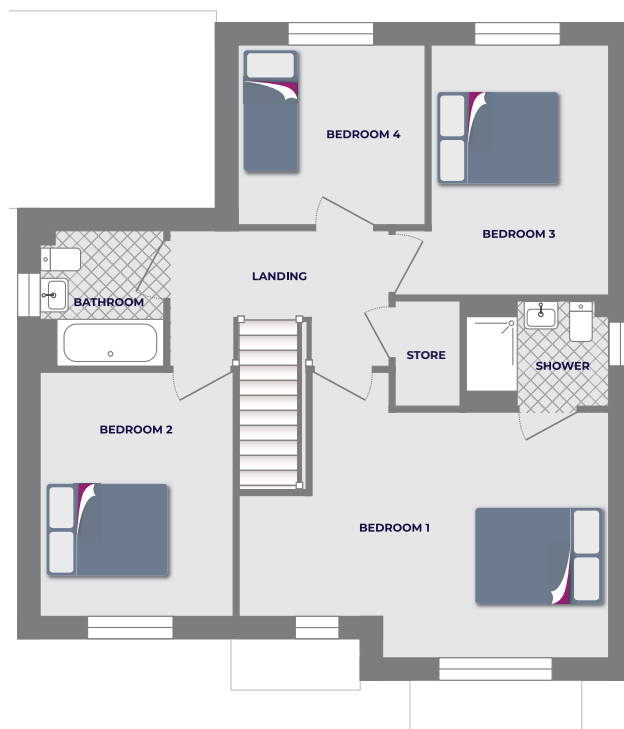


2 Bathroom



Ground Floor

Live/Eat	5.81m x 4.83m	19' 1" x 15' 8"
Relax	3.56m x 5.44m*	11' 8" x 17' 10"*
Utility	1.36m x 2.55m	4' 4" x 8' 4"
WC	1.60m x 2.55m	5' 3" x 8' 4"
Garage	3.01m x 6.08m	9' 11" x 19' 9"



First Floor

Bedroom 1	5.81m* x 3.86m*	19' 1"* x 12' 6"*
Shower 1	2.26m x 1.63m	7' 5" x 5' 3"
Bedroom 2	3.05m x 3.83m	10' 0" x 12' 7"
Bedroom 3	2.78m x 3.92m	9' 11" x 12' 8"
Bedroom 4	2.93m x 2.79m	9' 6" x 9' 1"
Bathroom	1.99m x 2.11m	6' 5" x 6' 9"

* Maximum dimension

** Minimum dimension

The Swanwood



4 Bedroom

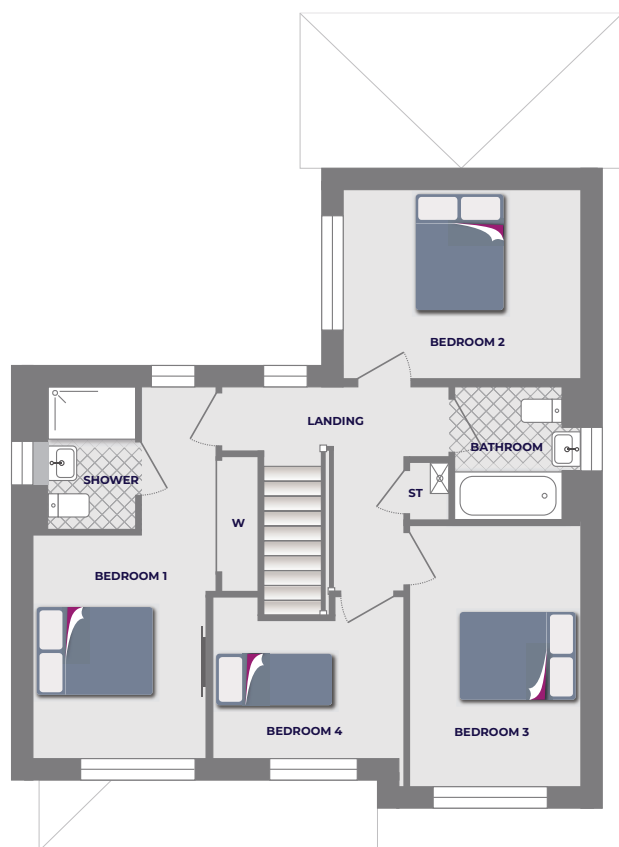


2 Bathroom



Ground Floor

Relax	3.54m x 5.92m**	11' 6" x 19' 4"***
Live/Eat	3.79m x 6.95m	12' 4" x 22' 8"
Study	2.89m x 2.56m	9' 5" x 8' 4"
Utility	1.14m x 1.92m	3' 7" x 6' 3"
WC	1.65m x 1.85m	5' 4" x 6' 1"



First Floor

Bedroom 1	3.61m* x 3.57m**	11' 8" x 11' 7"***
Shower	1.40m x 2.26m	4' 6" x 7' 4"
Bedroom 2	3.78m x 3.02m	12' 4" x 9' 9"
Bathroom	1.75m x 2.10m	5' 7" x 6' 9"
Bedroom 3	2.73m x 4.16m	8' 9" x 13' 6"
Bedroom 4	3.03m* x 2.57m*	9' 9" x 8' 4"*

* Maximum dimension

** Minimum dimension

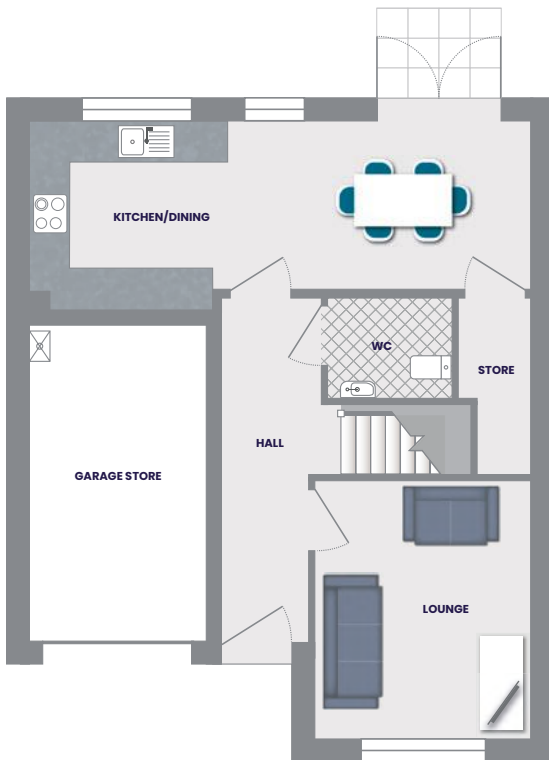
The Wentbridge



4 Bedroom

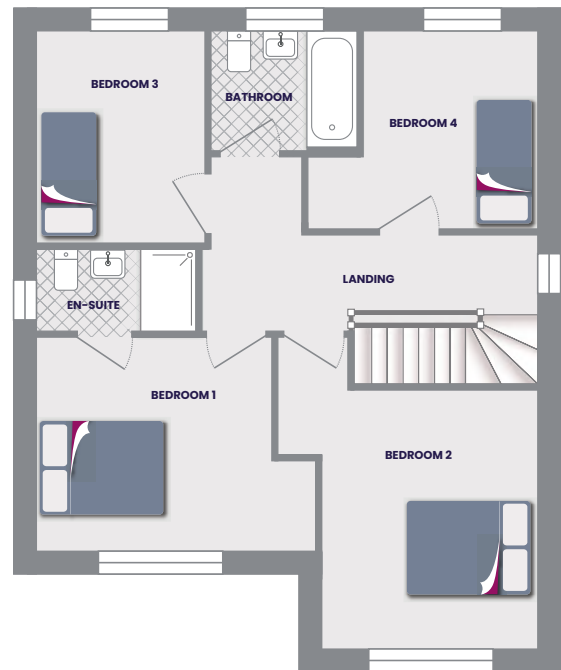


2 Bathroom



Ground Floor

Kitchen/Dining	7.32m x 2.45m**	24' 0" x 8' 0"***
Lounge	3.15m x 3.73m	10' 4" x 12' 2"
Hall	1.26m x 4.99m	4' 1" x 16' 4"
WC	1.8m x 1.45m	5' 10" x 4' 9"
Store	1.07m x 2.55m	3' 6" x 8' 4"
Garage Store	2.61m x 4.63m	8' 6" x 15' 2"



First Floor

Bedroom 1	3.41m** x 3.1m	11' 2" x 10' 2"
En-Suite 1	2.3m x 1.21m	7' 6" x 3' 11"
Bedroom 2	3.15m x 3.73m	10' 4" x 12' 2"
Bedroom 3	2.43m x 3.09m	7' 11" x 10' 1"
Bedroom 4	2.53m x 3.08m	8' 3" x 10' 1"
Bathroom	2.17m x 1.7m	7' 1" x 5' 6"

The Appleton



5 Bedroom



3 Bathroom



Ground Floor

Kitchen/Dining/Family	9.68m x 3.60m	31' 9" x 11' 9"
Snug	3.31m x 3.34m	10' 10" x 10' 11"
Lounge	3.92m x 5.26m	12' 10" x 17' 3"
Utility	1.70m x 1.97m	5' 6" x 6' 5"
WC	1.51m x 1.97m	4' 11" x 6' 5"
Store	0.78m x 2.21m	2' 6" x 7' 3"
Hall	2.12m* x 5.25m	6' 11"* x 17' 2"



First Floor

Bedroom 1	3.42m x 4.29m	11' 2" x 14' 0"
En-Suite 1	2.86m x 1.70m	9' 4" x 5' 6"
Bedroom 2	3.98m x 3.31m	13' 0" x 10' 10"
En-suite 2	2.18m x 1.22m	7' 1" x 4' 0"
Bedroom 3	3.99m x 2.79m	13' 1" x 9' 1"
Bedroom 4	3.11m x 2.35m	10' 2" x 7' 8"
Bedroom 5	2.35m x 3.19m	7' 8" x 10' 5"
Bathroom	1.70m x 3.12m	5' 6" x 10' 2"
Store	0.76m x 1.04m	2' 5" x 3' 4"

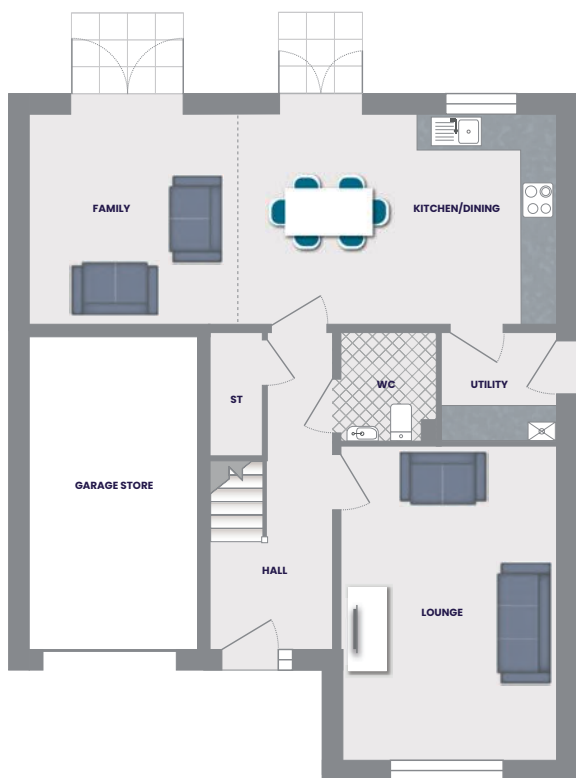
The Darley



5 Bedroom

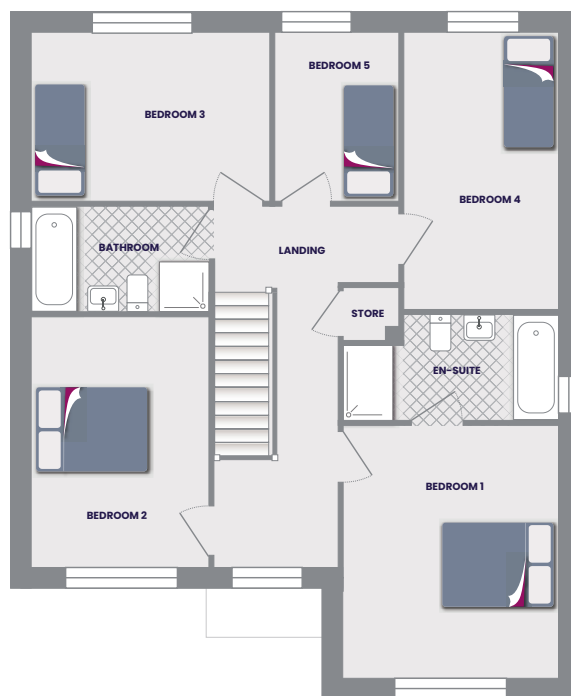


2 Bathroom



Ground Floor

Kitchen/Dining/Family	8.56m x 3.39m	28' 1" x 11' 1"
Utility	1.88m x 1.97m	6' 2" x 6' 5"
Lounge	3.49m x 4.87m	11' 5" x 15' 11"
Hall	1.94m* x 5.13m	6' 4"* x 16' 9"
WC	1.52m x 1.97m	4' 11" x 6' 5"
Garage Store	2.77m x 5.08m	9' 1" x 16' 8"



First Floor

Bedroom 1	3.5m x 4.07m	11' 5" x 13' 4"
En-Suite 1	3.50m* x 1.7m	11' 5"* x 5' 6"
Bedroom 2	2.88m x 3.8m	9' 5" x 12' 5"
Bedroom 3	3.87m x 2.81m	12' 8" x 9' 2"
Bedroom 4	2.5m x 4.47m	8' 2" x 14' 7"
Bedroom 5	1.97m x 2.81m	6' 5" x 9' 2"
Bathroom	2.88m x 1.84m	9' 5" x 6' 0"
Store	0.9m x 0.86m	2' 11" x 2' 9"

* Maximum dimension

** Minimum dimension





Specifications

Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and 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

External features

- UPVC triple glazed french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system
- Front composite GRP door with sidelight* and multi-point locking system
- Driveway*
- Garage* including power and lights
- Allocated parking*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~
- Electric vehicle charging point

Main bedroom features

- Ensuite shower room^

*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.

~ Panel location and amount subject to plot location and orientation

^ Dependent on housetype



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 a glass door with chrome trim
- Full height tiling option to 3 sides of 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

Ask your Sales Advisor about our Options and Upgrades!

Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox^
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops



Electrical provisions

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.

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	4	n/a
Baildon	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	4 + 1 appliance	-	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	4 + 1 appliance	-	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	4	n/a
Eastburn	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Fernlee	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
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

- no electrical sockets in this room
n/a this room is not part of this housetype
wc Downstairs Toilet
FF First Floor
SF Second Floor

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	n/a	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	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	n/a	n/a	2
4	n/a	-	-	-	2	2	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	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	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	n/a	n/a
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n/a	n/a	-	-	n/a	2	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	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	n/a	n/a
4	n/a	-	-	-	2	2	n/a	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	n/a
4	4	-	-	-	2	2	n/a	2
4	n/a	-	-	n/a	2	n/a	n/a	2







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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

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Website: www.isonharrison.co.uk

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Website: www.cbtcsolicitors.co.uk

WATSON RAMSBOTTOM

Phone: 01254 672222 | Email: enquiries@watsonramsbottom.com
Website: www.watsonramsbottom.com



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Quality homes, for everyone.

Viridian Meadows

Desborough, Northamptonshire
NN14 2FF

T: 01536 614129

E: viridianmeadows.sales@avanthomes.co.uk

www.avanthomes.co.uk/viridianmeadows



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