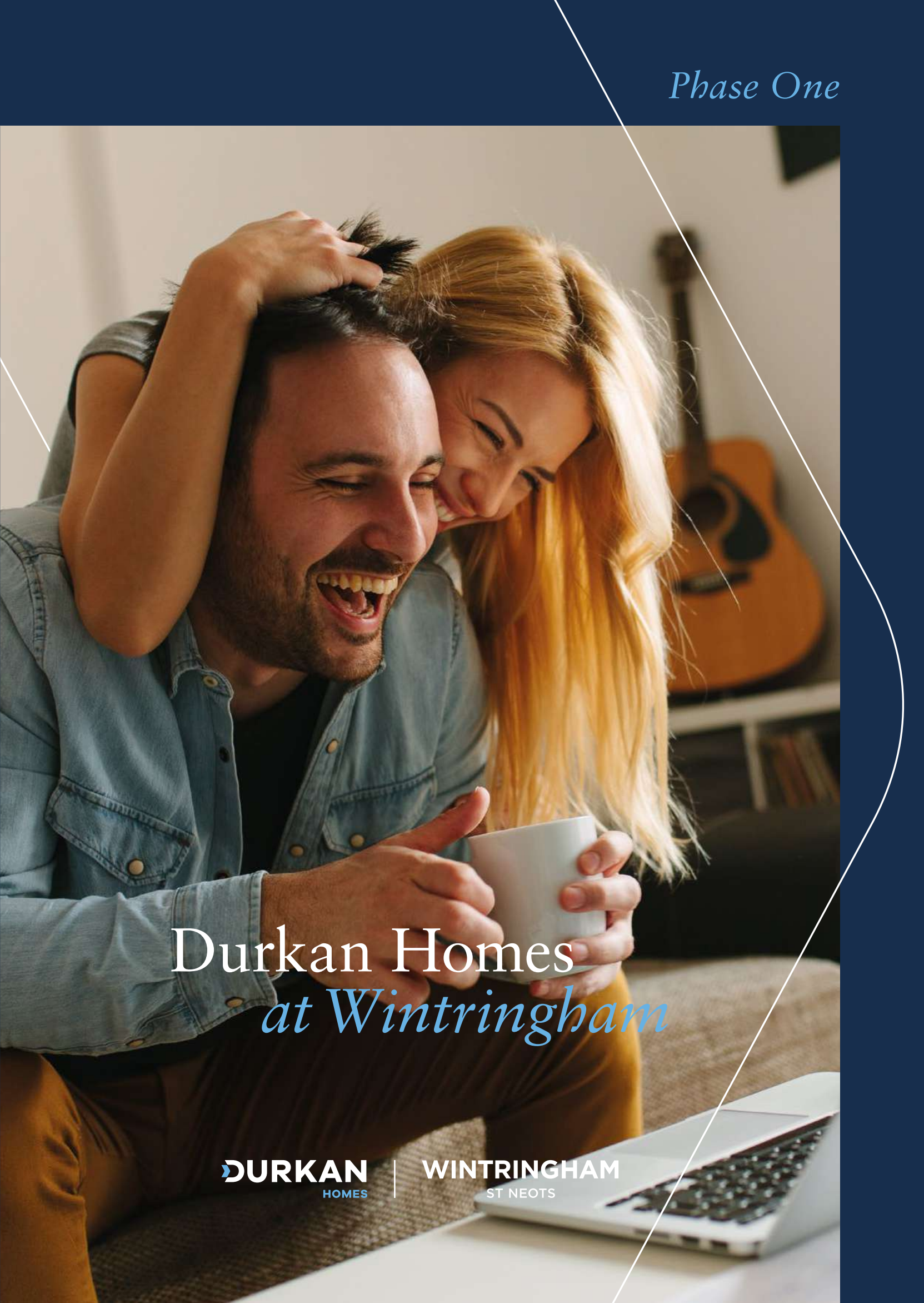


Phase One

Durkan Homes
at Wintringham

DURKAN
HOMES

WINTRINGHAM
ST NEOTS



Discover *home*

At Durkan we are committed to creating homes for today and tomorrow. Places to savour the now while providing the space to breathe and the opportunity to grow.

At Wintringham, we hope you'll find a home that's luxurious, comforting and ready for you to make your own mark; a foundation for the future.

Occupying an excellent position in the heart of the community, our collection of one and two bedroom apartments and two, three and four bedroom family homes offer a unique place to put down roots.



Computer generated image



THE PAPERMILL APARTMENTS

TYPE 1 Page 10
1 bedroom apartment
544 sqft / 50 sqm
First floor – Plots 273(h),
281, Second floor – Plots
276(h), 284

TYPE 2 Page 11
2 bedroom apartment
753 sqft / 70 sqm
Ground floor – Plot 271,
First floor – Plot 274,
Second floor – Plot 277

TYPE 3 Page 12
2 bedroom apartment
753 sqft / 70 sqm
Ground floor – Plots
270(h), 279, First floor –
Plots 272(h), 282, Second
floor – Plots 275(h), 285

TYPE 4 Page 13
2 bedroom apartment
844 sqft / 78 sqm
Ground floor – Plot 278,
First floor – Plot 280,
Second floor – Plot 283

THE HOUSES

THE ARNOLD Page 15
2 bedroom coach house
753 sqft / 70 sqm
Plots 286, 287(h)

THE ATWOOD Page 20
3 bedroom home
1,111 sqft / 103 sqm
Plots 35, 41

THE MEDLOCK Page 21
4 bedroom home
1,443 sqft / 134 sqm
Plots 43(h), 44, 45, 46, 47, 62, 64,
66, 67, 68, 69, 70, 71, 72, 73, 74, 75,
76, 77, 78

THE TAYLOR Page 26
4 bedroom home
1,455 sqft / 135 sqm
Plots 36(h), 37(h), 39, 40

THE WILCOX Page 27
4 bedroom home
1,530 sqft / 142 sqm
Plots 34, 38, 42(h), 61

Site plan is indicative and subject to change. For details of plot specifics please speak to your sales advisor. Light blue tinted roofs are affordable homes. V= Visitor parking.

The apartments

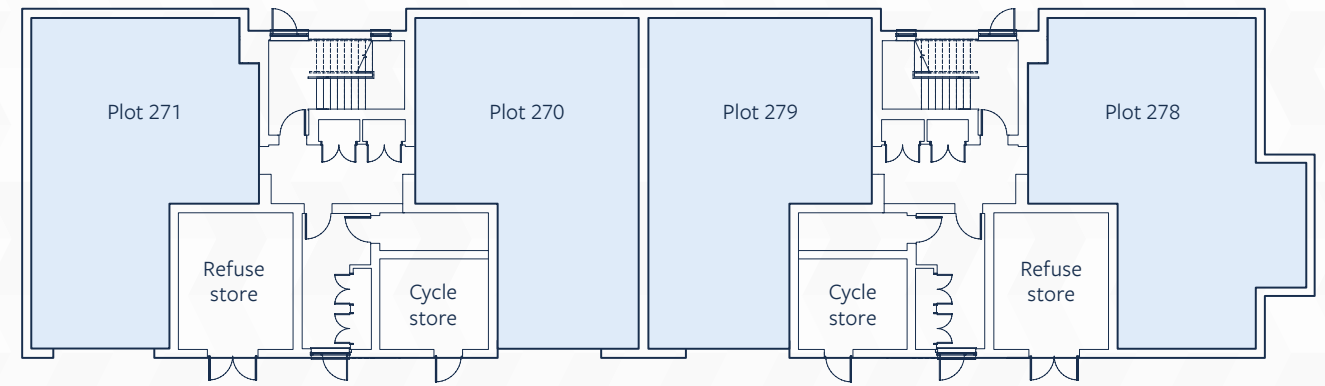


Computer generated image of The Papermill

**THE PAPERMILL APARTMENT
FLOORPLATES**

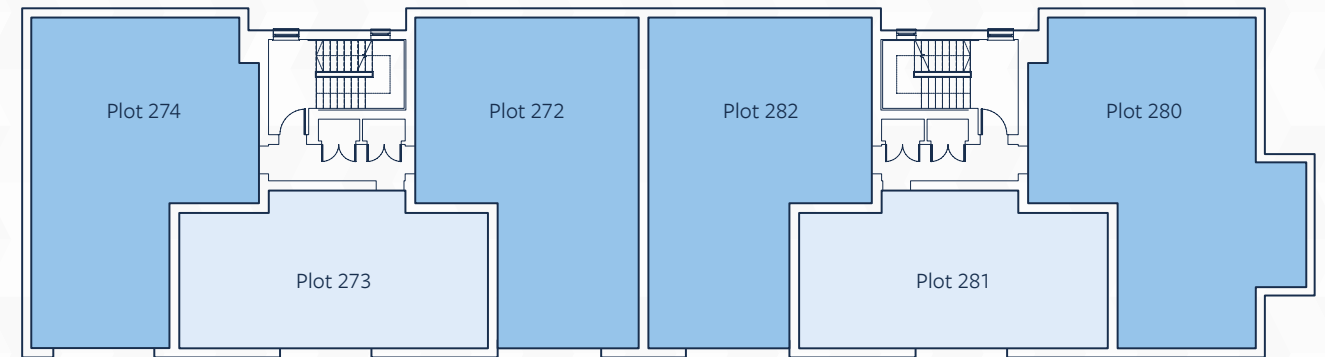
GROUND FLOOR

<p>PLOT 271 Two bedroom apartment 753 sqft / 70 sqm Page 11</p>	<p>PLOT 270 Two bedroom apartment 753 sqft / 70 sqm Page 12</p>	<p>PLOT 279 Two bedroom apartment 753 sqft / 70 sqm Page 12</p>	<p>PLOT 278 Two bedroom apartment 844 sqft / 78 sqm Page 13</p>
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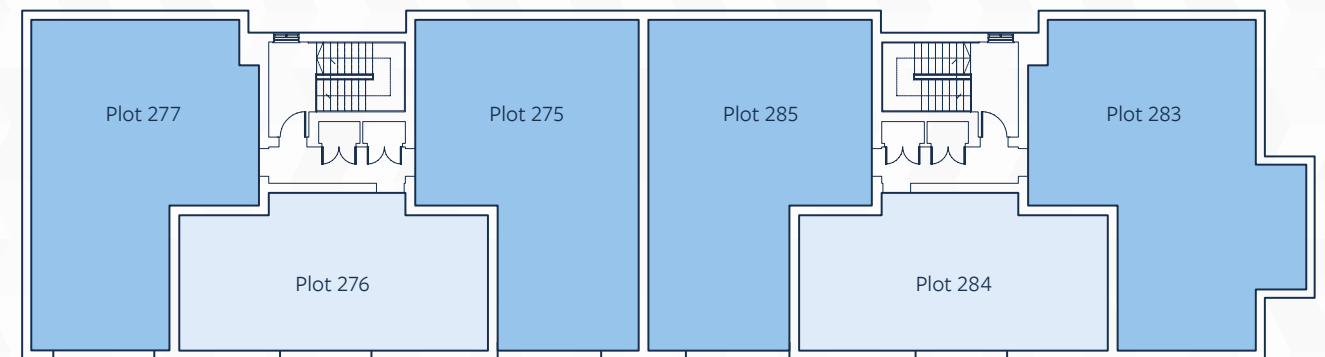
FIRST FLOOR

<p>PLOT 274 Two bedroom apartment 753 sqft / 70 sqm Page 11</p>	<p>PLOT 273 One bedroom apartment 544 sqft / 50 sqm Page 10</p>	<p>PLOT 272 Two bedroom apartment 753 sqft / 70 sqm Page 12</p>	<p>PLOT 282 Two bedroom apartment 753 sqft / 70 sqm Page 12</p>	<p>PLOT 281 One bedroom apartment 544 sqft / 50 sqm Page 10</p>	<p>PLOT 280 Two bedroom apartment 844 sqft / 78 sqm Page 13</p>
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SECOND FLOOR

<p>PLOT 277 Two bedroom apartment 753 sqft / 70 sqm Page 11</p>	<p>PLOT 276 One bedroom apartment 544 sqft / 50 sqm Page 10</p>	<p>PLOT 275 Two bedroom apartment 753 sqft / 70 sqm Page 12</p>	<p>PLOT 285 Two bedroom apartment 753 sqft / 70 sqm Page 12</p>	<p>PLOT 284 One bedroom apartment 544 sqft / 50 sqm Page 10</p>	<p>PLOT 283 Two bedroom apartment 844 sqft / 78 sqm Page 13</p>
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THE PAPERMILL – TYPE 1

1 bedroom apartment
544 sqft / 50 sqm

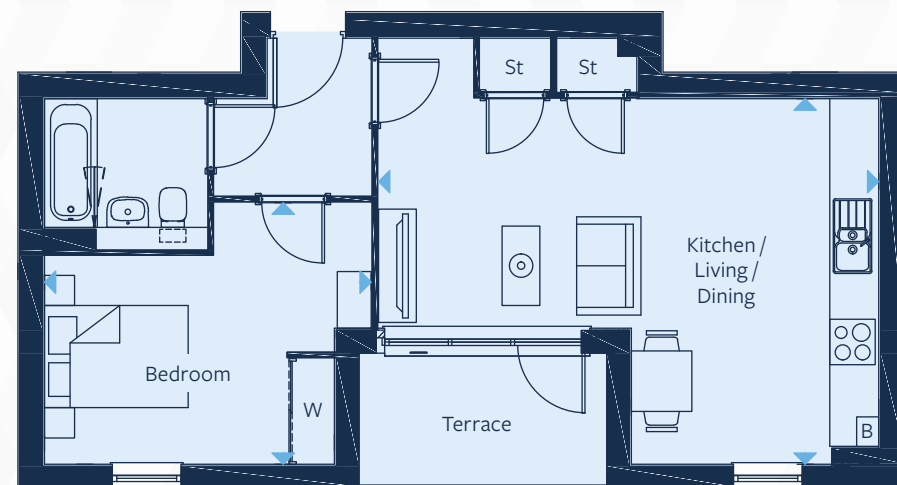
First floor – Plots 273(h), 281

Second floor – Plots 276(h), 284

Kitchen / Living / Dining 21'9" x 15'11" 6.61m x 4.83m

Bedroom 14'2" x 11'4" 4.32m x 3.46m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe.



THE PAPERMILL – TYPE 2

2 bedroom apartment
753 sqft / 70 sqm

Ground floor – Plot 271

First floor – Plot 274

Second floor – Plot 277

Kitchen / Living / Dining 16'3" x 16'2" 4.93m x 4.92m

Bedroom 1 16'3" x 9'0" 4.94m x 2.75m

Bedroom 2 14'6" x 9'8" 4.41m x 2.94m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe.



THE PAPERMILL – TYPE 3

2 bedroom apartment
753 sqft / 70 sqm

Ground floor – Plots 270(h), 279

First floor – Plots 272(h), 282

Second floor – Plots 275(h), 285

Kitchen / Living / Dining	16'7" x 16'4"	5.03m x 4.98m
Bedroom 1	16'3" x 9'0"	4.94m x 2.75m
Bedroom 2	14'6" x 9'2"	4.41m x 2.79m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe.



THE PAPERMILL – TYPE 4

2 bedroom apartment
844 sqft / 78 sqm

Ground floor – Plot 278

First floor – Plot 280

Second floor – Plot 283

Kitchen / Living / Dining	22'1" x 16'3"	6.72m x 4.93m
Bedroom 1	16'3" x 9'0"	4.94m x 2.75m
Bedroom 2	14'6" x 9'8"	4.41m x 2.94m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe.





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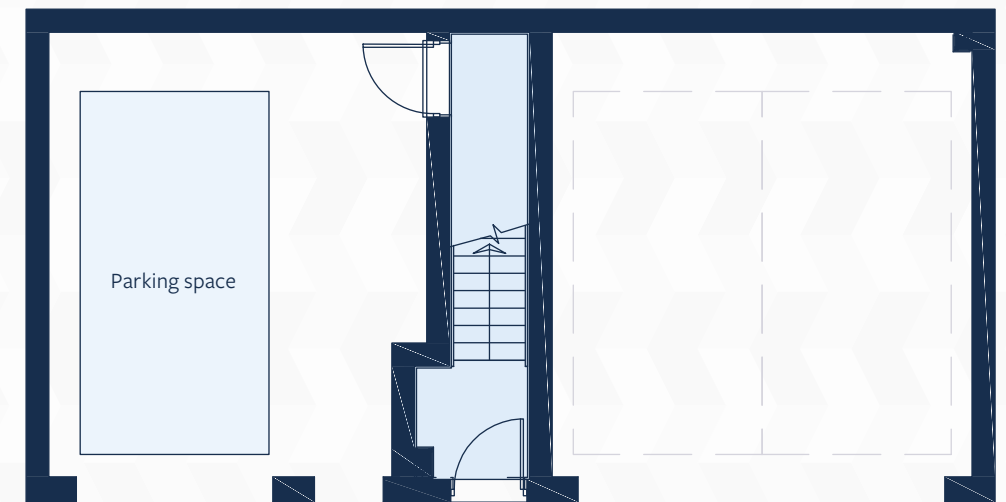
THE ARNOLD

2 bedroom coach house
753 sqft / 70 sqm

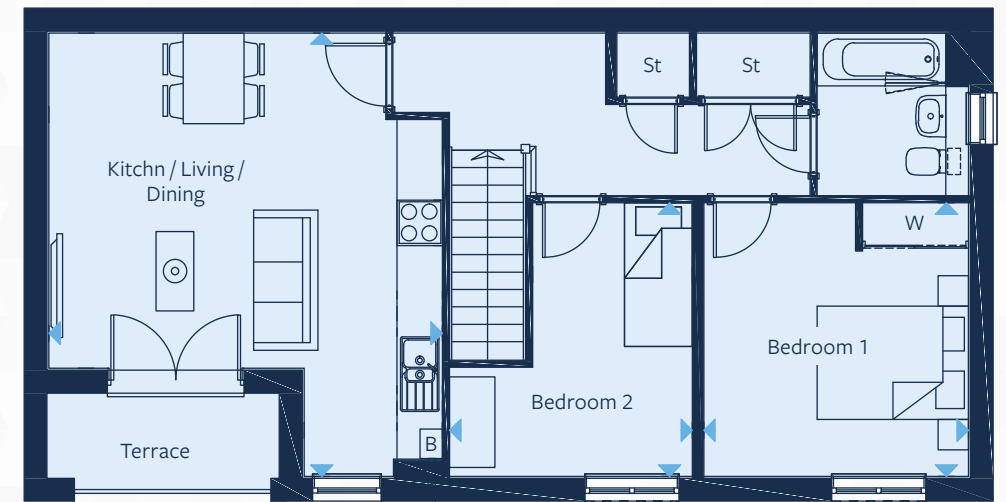
Plots 286, 287(h)

Kitchen / Living / Dining	19'3" x 17'1"	5.86m x 5.20m
Bedroom 1	11'10" x 11'6"	3.61m x 3.50m
Bedroom 2	11'10" x 10'7"	3.61m x 3.21m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Boiler. St: Storage. W: Fitted wardrobe. Dashed parking bays are allocated for other plots.



Ground floor



First floor

The houses



Computer generated image

The Atwood



Computer generated image

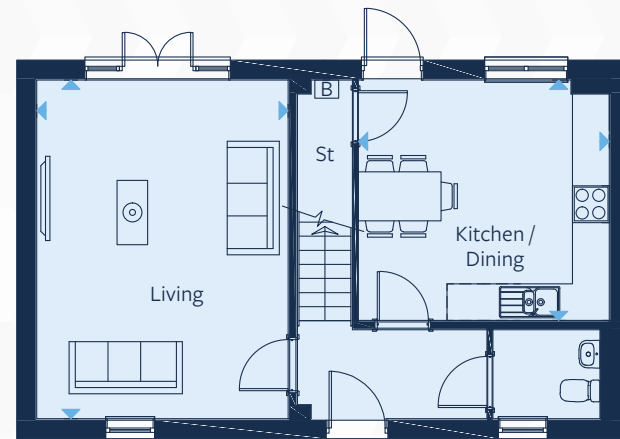
THE ATWOOD

3 bedroom home with 2 parking spaces
1,111 sqft / 103 sqm

Plots 35, 41

Kitchen / Dining	13'5" x 12'11"	4.09m x 3.92m
Living	18'2" x 13'6"	5.52m x 4.10m
Bedroom 1	13'5" x 10'9"	4.09m x 3.27m
Bedroom 2	13'8" x 9'8"	4.16m x 2.95m
Bedroom 3	10'0" x 8'2"	3.04m x 2.47m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard.



Ground floor



Ground floor

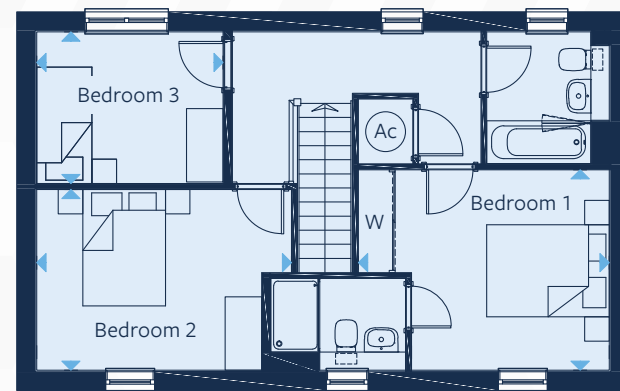
THE MEDLOCK

4 bedroom home with carport
1,443 sqft / 134 sqm

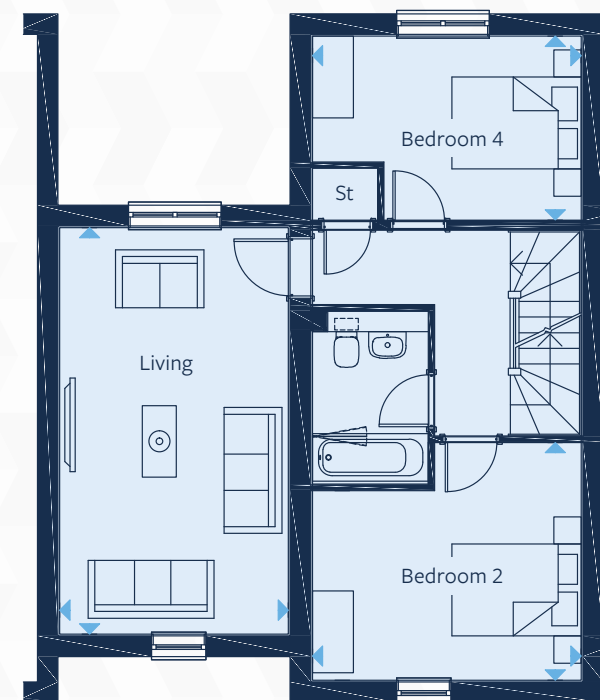
Plots 43(h), 44, 45, 46, 47, 62, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78

Kitchen	14'9" x 9'7"	4.48m x 2.91m
Dining	13'0" x 11'3"	3.94m x 3.43m
Living	19'7" x 11'0"	5.97m x 3.36m
Bedroom 1	13'0" x 11'3"	3.94m x 3.42m
Bedroom 2	13'0" x 11'6"	3.94m x 3.49m
Bedroom 3	13'0" x 11'9"	3.94m x 3.59m
Bedroom 4	13'0" x 8'10"	3.94m x 2.70m

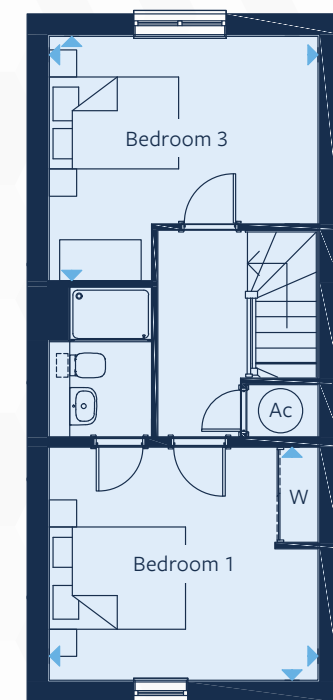
h = Handed plot. *Window to Plots 43, 47. **Window to Plots 43, 47, 62, 64. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard.



First floor



First floor



Second floor

The Medlock



Computer-generated image

The Taylor



Computer generated image

THE TAYLOR

4 bedroom home with office and
3 parking spaces
1,455 sqft / 135 sqm

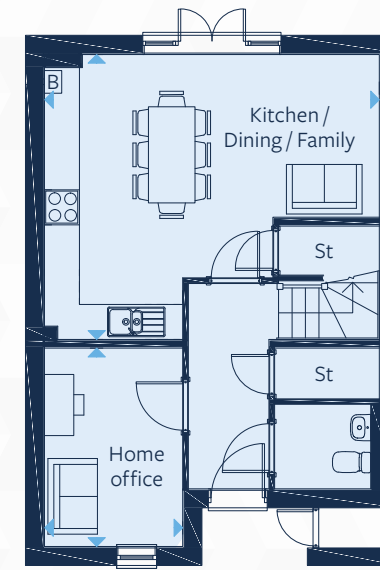
Plots 36(h), 37(h), 39, 40

Dining	9'8" x 14'5"	2.95m x 4.39m
Kitchen	9'2" x 14'5"	2.80m x 4.39m
Living	14'6" x 13'0"	4.40m x 3.94m
Home office	12'1" x 7'6"	3.69m x 2.30m
Utility / Wc	8'2" x 5'10"	2.47m x 1.77m
Bedroom 1	13'0" x 12'3"	3.94m x 3.73m
Bedroom 2	15'0" x 10'2"	4.56m x 3.09m
Bedroom 3	14'7" x 8'5"	4.44m x 2.55m
Bedroom 4	11'0" x 8'11"	3.35m x 2.72m

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe. Ac: Airing cupboard.



Ground floor



Ground floor

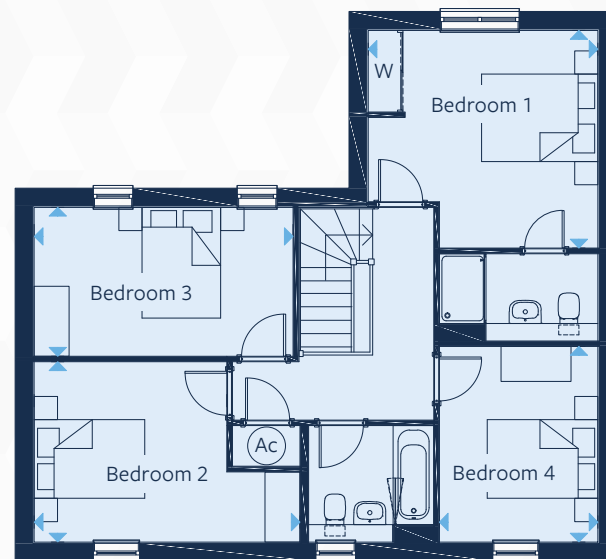
THE WILCOX

4 bedroom home with office and
3 parking spaces
1,530 sqft / 142 sqm

Plots 34, 38, 42(h), 61

Kitchen / Dining / Family	18'10" x 16'1"	5.74m x 4.89m
Living	18'10" x 11'2"	5.74m x 3.40m
Home office	11'2" x 7'9"	3.40m x 2.37m
Bedroom 1	18'10" x 9'2"	5.74m x 2.79m
Bedroom 2	13'0" x 9'4"	3.95m x 2.85m
Bedroom 3	11'2" x 9'4"	3.40m x 2.84m
Bedroom 4	11'2" x 9'3"	3.40m x 2.81m

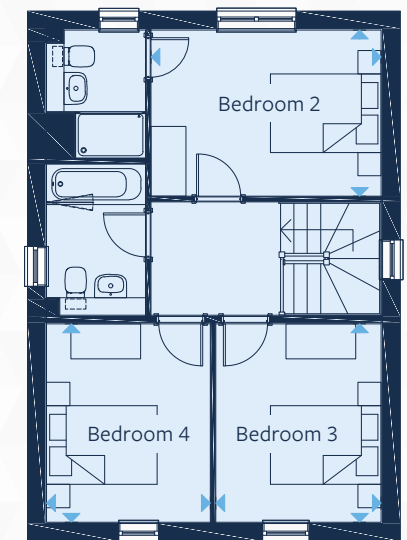
h = Handed plot. *Window omitted to Plots 23, 38. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to the sales advisor for further information. B: Bolier. St: Storage. W: Fitted wardrobe.



First floor



First floor



Second floor

The Wilcox



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SPECIFICATION

Style, quality & comfort



Kitchen

- Contemporary kitchens with laminate worktops and glass splashback to hob from Omega
- Stainless steel 1.5 bowl sink
- Zanussi integrated stainless steel oven
- Zanussi induction hob with integrated extractor hood
- Fully integrated Zanussi dishwasher
- Fully integrated fridge/freezer
- Plumbing for washing machine

Bathroom/Ensuite/WC

- Contemporary white sanitaryware with mixer taps
- Family bathrooms to include bath, mixer taps, overhead shower attachment and glass shower screen
- Ensuites with shower cubicle with thermostatic shower
- Quality tiles by Minoli
- Chrome heated ladder towel rail
- Shaver point to main family bathroom and ensuite to bedroom 1

Heating and Electrical

- Downlights to kitchen area, utility, bathroom and ensuite
- Pendant lighting throughout remaining rooms
- White sockets and switches throughout with USB sockets to kitchen and bedroom 1
- Smoke and heat detectors
- Boilers by Ideal, programmable room thermostats
- Hot water cylinder where applicable
- Media plate with TV/FM/DAB points to all living rooms and family rooms
- Pre-wiring for SKYQ
- Carbon Monoxide alarm
- Telephone point to living room or hallway cupboard
- External light to front and rear of houses
- Lighting to loft space of houses
- Spur for burglar alarm in ground floor cupboard of houses
- Cat6 cable to home office and living room

General Specification

- Matt emulsion Dulux white walls and ceilings
- Amtico flooring to kitchen, WC, utility rooms, bathrooms and ensembles
- Mirrored sliding wardrobe to bedroom 1
- White vertical panel internal doors
- Internal woodwork painted in white satin
- Composite entrance door to houses
- UPVC windows and patio doors
- External tap to rear of houses
- External power socket to houses
- 8ft x 6ft sheds and base to houses
- Patio to rear garden of houses; turf to front garden
- Video door entry system to apartments
- Built in post box to apartments – please refer to drawings
- Provisions for electric car charging

Choice of kitchen, flooring, tiling and other optional extras are available subject to stage of build. Please speak to the sales team for more information. In event any specification items require change, Durkan reserve the right to amend/replace items with equivalent value and product.



Clockwise from top:
The Exchange, Aylesbury
The Stiles, Bengoe
The Academy, Woolwich

ABOUT

Durkan Homes

With over 50 years' experience of building quality homes and sustainable communities, we're a homebuilder of choice for London and the Northern Home Counties.

Building high quality homes requires excellence, expertise and innovation and we have been delivering all three for the past 50 years. Over that time, we've seen housebuilding methods and designs change to meet the ever-evolving needs of homeowners and we thrive on continually responding to those needs. As a result, we create desirable properties in outstanding locations.

Our customers are more discerning than ever so we work closely with our suppliers, consultants and contractors to deliver premium, well-designed homes which

satisfy the needs and aspirations of our homeowners. We always put our customers first.

We're committed to minimising environmental impact by managing resources efficiently, and driving change through the implementation of sustainable building methods, products and materials.

It is this focus on excellence and our determination to keep building quality homes and thriving, sustainable communities which makes us a homebuilder of choice for London and Northern Home Counties.

durkan.co.uk





what3words

AMAZE.EFFICIENT.BOOMED

**WINTRINGHAM, ST NEOTS,
HUNTINGDONSHIRE PE19 6AH**

DURKAN
HOMES

WINTRINGHAM
ST NEOTS

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wintringham@durkan.co.uk | 020 8619 9700 | durkan.co.uk/wintringham

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