



# Welcome to Bennerley View

**AVANT**  
homes

# Contents

- Introducing Bennerley View
- Our promise to you
- About Avant Homes
- The buying process
- Why buy new
- Living in Awsworth
- Development plan
- House type floor plans
- Our specification
- Mortgage advisor panel
- Solicitor panel





# Make your next step a reality

Looking for an amazing new home in Awsworth? Then look no further. Bennerley View offers a range of 2, 3, 4 and 5 bedroom homes in Awsworth, Nottinghamshire– 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.

Awsworth is a small village known for its tight-knit community. It neighbours the town of Kimberley and is just six miles north-west of the major city of Nottingham.

# 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, 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 unlived-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 Awsworth

Awsworth is a place that thrives thanks to its sense of community. Many of the community events in the village are driven by the local Parish Council.

Awsworth is surrounded by several recreation grounds. The Lane recreation ground is the village's most prominent sporting field, where residents frequently gather to play football and cricket. There is also a skate park and trial bike area, which is popular amongst both adults and children.

The Shilo Recreation Ground is one for the whole family, with the park's Pocket Park Playground being particularly popular with the kids! The park has some beautiful wildlife walking paths, making it ideal for a chilled day out with the family.



Located in Awwsworth, the Bennerley viaduct is an iconic landmark, standing twenty metres high above the River Erewash, at a quarter of a mile long. It has become known as The Iron Giant of Erewash Valley and is the longest Victorian wrought iron viaduct in the country.

Less than a twenty-minute drive away is Shipley Country Park, offering 700 acres of green open space and 20 miles of quiet paths. Featuring an adventure playground, visitors centre and natural play area, this stunning country park is perfect for a family day out.

Also nearby is Erewash Valley golf club, boasting a championship course set on prime parkland with lots of character.

For younger families, Awwsworth boasts its own primary & nursery school. Located in the heart of the village, the school has a good OFSTED rating and is part of the East Midlands Education Trust.

Awwsworth is close by to the Giltbrook retail park featuring homeware and clothing retailers, alongside a range of cafes and restaurants. Nearby grocery stores include M&S, Tesco and Iceland.



# Development plan





# The Thirsk



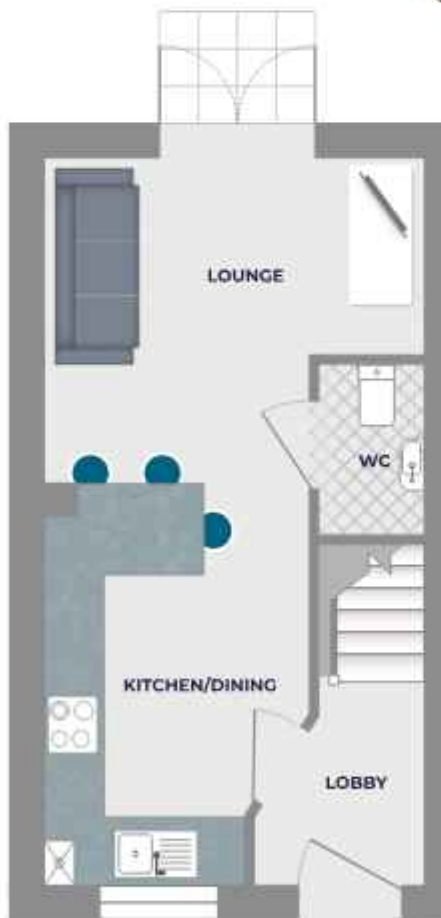
2 Bedroom



1 Bathroom



French doors to rear garden



## Ground Floor

Lobby	1.65m <sup>2</sup> x 1.90m <sup>2</sup>	5' 4" <sup>**</sup> x 6' 2" <sup>**</sup>
Kitchen/Dining	2.64m <sup>2</sup> x 3.95m <sup>2</sup>	8' 7" <sup>**</sup> x 12' 10" <sup>**</sup>
Lounge	3.71m <sup>2</sup> x 3.16m <sup>2</sup>	12' 2" <sup>**</sup> x 10' 3" <sup>**</sup>
WC	0.98m <sup>2</sup> x 1.61m <sup>2</sup>	3' 2" x 5' 3"



## First Floor

Bedroom 1	3.71m x 2.62m	12' 2" x 8' 3"
Bedroom 2	3.71m x 2.32m	12' 2" x 7' 7"
Bathroom	1.70m x 2.08m	5' 7" x 6' 10"

\* Maximum dimension

# The Askern



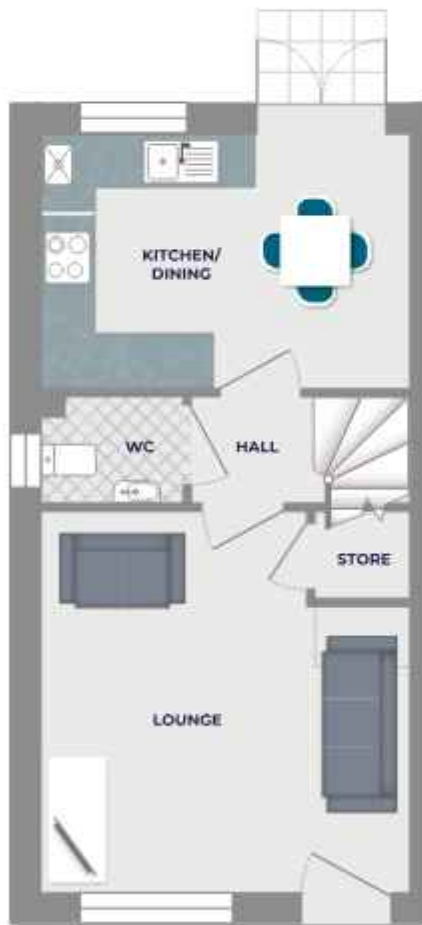
2 Bedroom



1 Bathroom

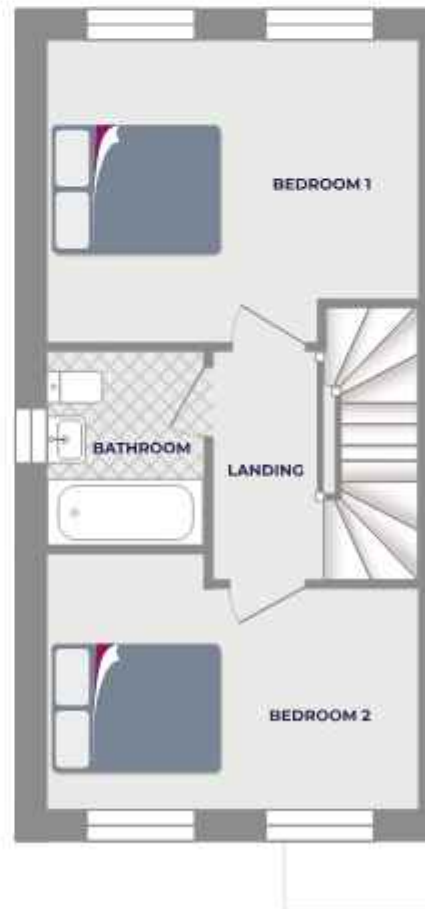


Open-plan dining space



## Ground Floor

Kitchen/Dining	3.99m x 2.76m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"



## First Floor

Bedroom 1	3.99m x 3.21m	13'1" x 10'6"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"

# The Howarth



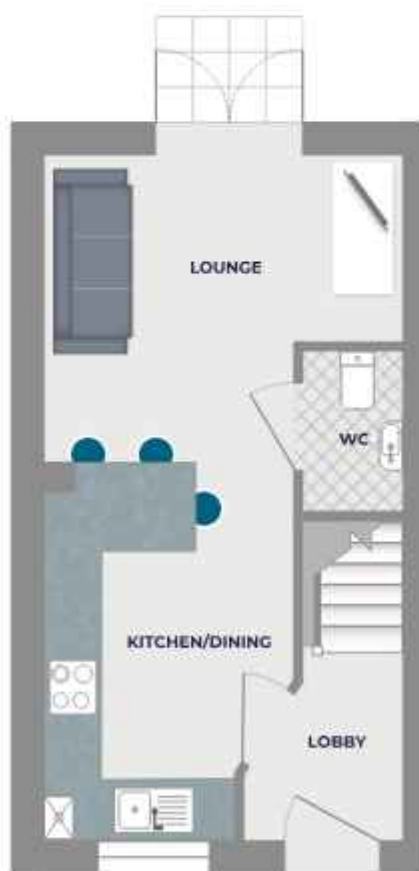
3 Bedroom



1 Bathroom



Spacious double bedrooms



## Ground Floor

Lobby	1.63m <sup>2</sup> x 1.93m <sup>2</sup>	5' 4" x 6' 4"
Kitchen/Dining	2.61m <sup>2</sup> x 3.90m <sup>2</sup>	8' 7" x 12' 10"
Lounge	3.71m <sup>2</sup> x 3.21m <sup>2</sup>	12' 2" x 10' 6"
WC	1.01m <sup>2</sup> x 1.66m <sup>2</sup>	3' 4" x 5' 5"

## First Floor

Bedroom 2	3.71m <sup>2</sup> x 2.52m <sup>2</sup>	12' 2" x 8' 3"
Bedroom 3	1.70m <sup>2</sup> x 2.52m <sup>2</sup>	5' 7" x 8' 3"
Bathroom	1.70m <sup>2</sup> x 2.08m <sup>2</sup>	5' 7" x 6' 10"

## Second Floor

Bedroom 1	2.61m <sup>2</sup> x 4.74m <sup>2</sup>	8' 7" x 15' 7"
-----------	---	----------------

# The Fernlee



3 Bedroom



2 Bathroom



Open-plan dining space



## Ground Floor

Hall	3.60m <sup>2</sup> x 1.04m <sup>**</sup>	11' 10" <sup>**</sup> x 3' 5" <sup>***</sup>
Kitchen/Dining	4.57m <sup>2</sup> x 2.76m <sup>*</sup>	15' 0" x 9' 1"
Lounge	4.57m <sup>2</sup> x 3.01m <sup>*</sup>	15' 0" <sup>**</sup> x 9' 10" <sup>**</sup>
WC	1.55m <sup>2</sup> x 1.15m <sup>*</sup>	5' 1" x 3' 9"
Store	1.01m <sup>2</sup> x 1.00m <sup>*</sup>	3' 4" x 3' 4"



## First Floor

Bedroom 1	3.28m <sup>**</sup> x 2.77m <sup>**</sup>	10' 9" <sup>***</sup> x 9' 1" <sup>**</sup>
En-Suite	1.20m <sup>2</sup> x 2.76m <sup>*</sup>	3' 11" x 9' 1" <sup>**</sup>
Bedroom 2	2.60m <sup>2</sup> x 3.13m <sup>*</sup>	8' 8" x 10' 3" <sup>**</sup>
Bedroom 3	1.86m <sup>2</sup> x 2.37m <sup>*</sup>	6' 1" x 7' 9"
Bathroom	1.70m <sup>2</sup> x 2.15m <sup>*</sup>	5' 7" x 7' 1"

# The Ripon



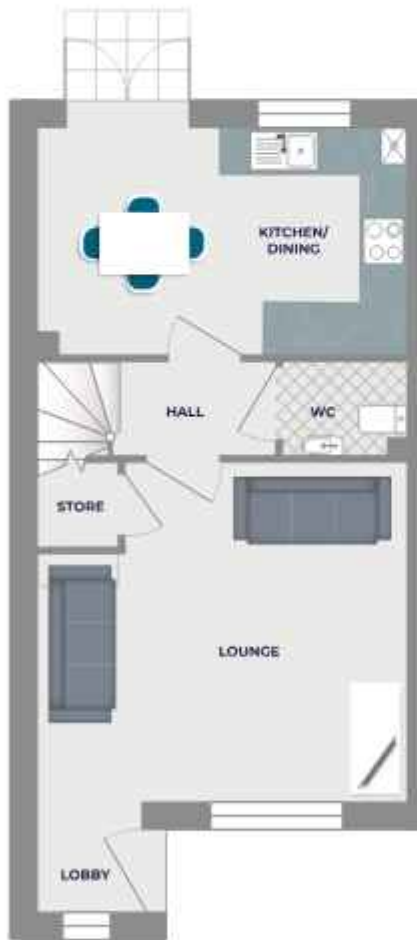
3 Bedroom



2 Bathroom

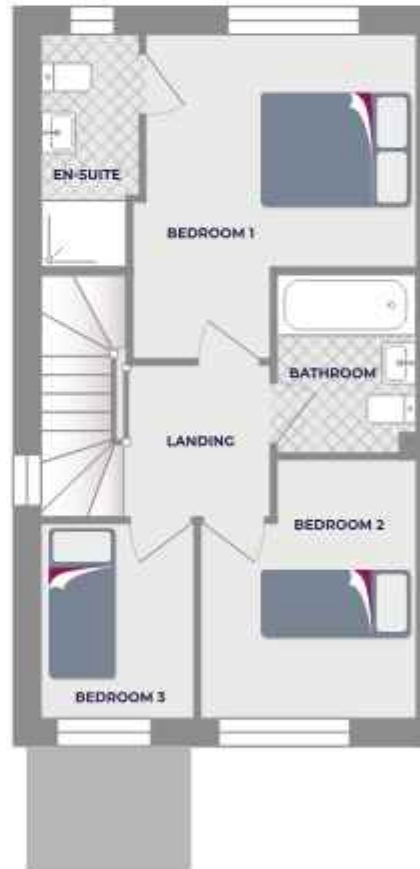


French doors to rear garden



## Ground Floor

Lobby	1.28m x 1.36m	4' 2" x 4' 6"
Kitchen/Dining	4.57m x 2.76m	15' 0" x 9' 1"
Lounge	4.57m x 4.13m	15' 0" x 13' 7"
Hall	1.90m x 1.15m	6' 3" x 3' 9"
WC	1.55m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 1.02m	3' 4" x 3' 4"



## First Floor

Bedroom 1	3.28m** x 2.77m**	10' 9*** x 9' 1***
En-Suite	1.20m x 2.76m	3' 11" x 9' 1"
Bedroom 2	2.60m* x 3.13m*	8' 6** x 10' 3**
Bedroom 3	1.86m x 2.37m	6' 1" x 7' 9"
Bathroom	1.70m x 2.15m	5' 7" x 7' 1"

# The Baildon



3 Bedroom



2 Bathroom



Ample storage throughout



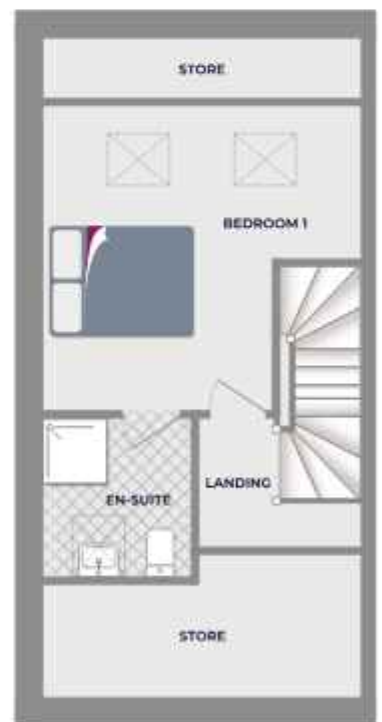
## Ground Floor

Kitchen/Dining	3.99m x 2.76m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.56m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"



## First Floor

Bedroom 2	3.99m x 3.21m	13'1" x 10'6"
Bedroom 3	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



## Second Floor

Bedroom 1	3.99m x 4.09m	13'1" x 13'5"
En-Suite	1.89m x 1.99m	6'2" x 6'7"

# The Cadeby



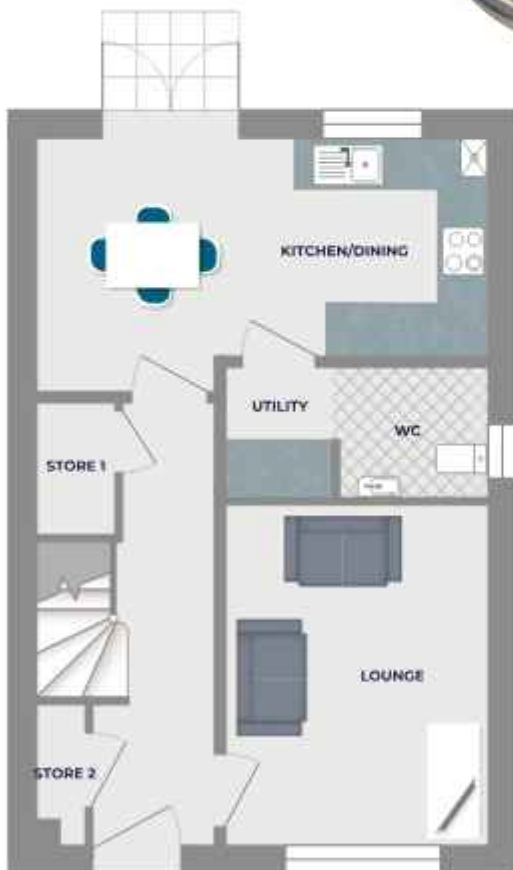
3 Bedroom



2 Bathroom

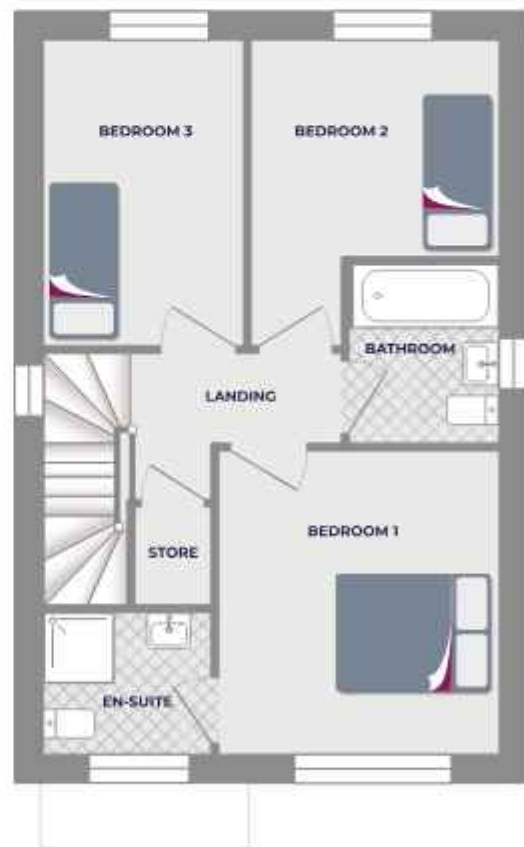


Open-plan  
dining space



## Ground Floor

Kitchen/Dining	5.31m x 2.85m**	17' 5" x 8' 4"***
Lounge	3.07m x 4.00m	10' 1" x 13' 1"
Hall	1.05m** x 5.18m	3' 5"*** x 17' 0"
WC	1.72m x 1.50m	5' 6" x 4' 9"
Utility	1.25m x 1.50m	4' 1" x 4' 9"
Store 1	0.94m x 1.52m	3' 1" x 5' 0"
Store 2	0.58m x 1.67m	1' 11" x 5' 6"



## First Floor

Bedroom 1	3.26m x 3.53m	10' 8" x 11' 7"
En-Suite	1.96m x 1.67m	6' 5" x 5' 6"
Bedroom 2	2.88m x 2.52m**	9' 6" x 8' 3"***
Bedroom 3	2.33m x 3.54m	7' 8" x 11' 7"
Bathroom	1.76m x 2.07m	5' 9" x 6' 10"
Store	0.87m x 3.33m	2' 10" x 10' 11"

# The Oakwood



3 Bedroom



2 Bathroom

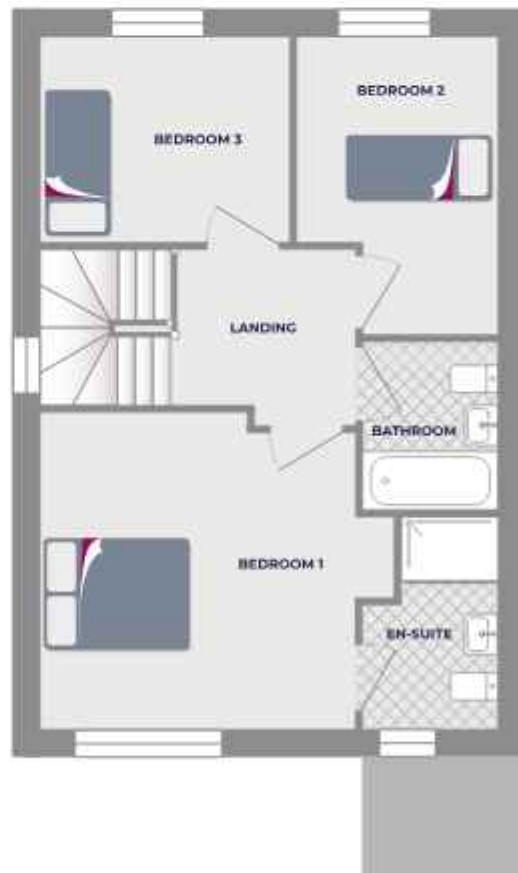


French doors to rear garden



## Ground Floor

Lobby	1.34m x 1.34m	4' 5" x 4' 5"
Kitchen/Dining	5.69m x 2.55m	18' 8" x 8' 4"
Lounge	3.09m x 4.27m	10' 2" x 14' 0"
Hall	2.40m <sup>2</sup> x 1.51m	7' 10" x 5' 0"
WC	1.56m x 1.51m	5' 1" x 5' 0"
Garage Store	2.40m x 4.71m	7' 10" x 15' 5"



## First Floor

Bedroom 1	3.91m x 3.92m <sup>2</sup>	12' 10" x 12' 10"
En-Suite	1.69m x 2.53m	5' 7" x 8' 4"
Bedroom 2	2.50m <sup>2</sup> x 3.69m <sup>2</sup>	8' 2" x 12' 1"
Bedroom 3	3.10m x 3.33m	10' 2" x 10' 11"
Bathroom	1.71m x 2.17m	5' 6" x 7' 1"



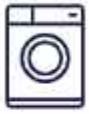
# The Leyburn



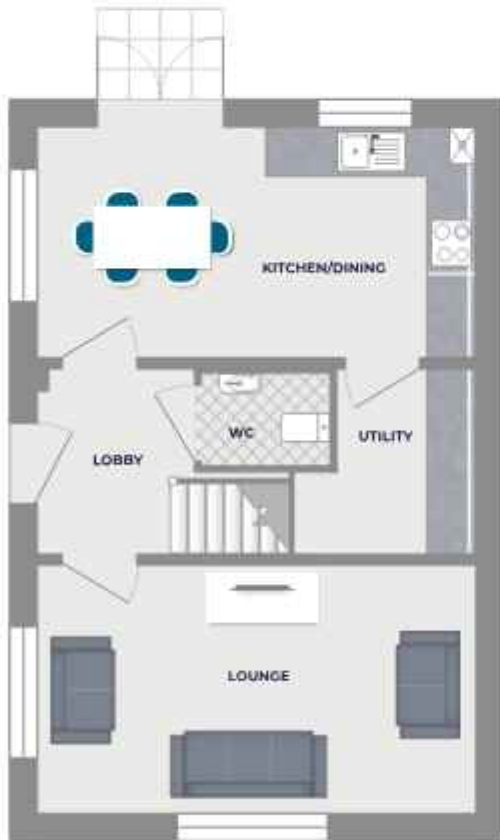
3 Bedroom



2 Bathroom



Dedicated utility room



## Ground Floor

Kitchen/Dining	5.31m x 2.79m	17' 5" x 9' 2"
Utility	1.69m x 2.21m	5' 6" x 7' 3"
Lounge	5.31m x 3.00m	17' 5" x 9' 10"
Lobby	1.89m x 2.21m	6' 2" x 7' 3"
WC	1.55m x 1.10m	5' 1" x 3' 7"



## First Floor

Bedroom 1	5.30m x 3.06m	17' 5" x 10' 1"
En-Suite	2.09m x 1.42m	6' 10" x 4' 8"
Bedroom 2	2.69m x 2.98m	8' 10" x 9' 9"
Bedroom 3	2.53m x 2.98m	8' 4" x 9' 9"
Bathroom	1.70m x 2.07m	5' 7" x 6' 10"

# The Saltaire



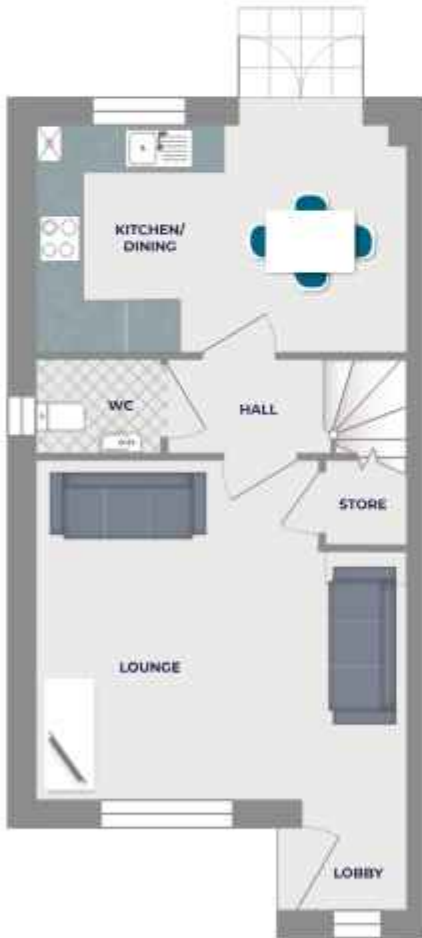
4 Bedroom



3 Bathroom



Ample storage throughout



## Ground Floor

Lobby	1.28m x 1.36m	4' 2" x 4' 6"
Kitchen/Dining	4.57m x 2.76m	15' 0" x 9' 1"
Lounge	4.57m x 4.13m	15' 0" x 13' 7"
Hall	1.90m x 1.15m	6' 3" x 3' 9"
WC	1.55m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 1.02m	3' 4" x 3' 4"



## First Floor

Bedroom 2	3.28m* x 2.77m**	10' 8" x 9' 1"
En-Suite 2	1.20m x 2.76m*	3' 11" x 9' 1"
Bedroom 3	2.60m* x 3.13m*	8' 6" x 10' 3"
Bedroom 4	1.86m x 2.37m	6' 1" x 7' 9"
Bathroom	1.70m x 2.15m	5' 7" x 7' 1"



## Second Floor

Bedroom 1	3.47m* x 3.51m*	11' 5" x 11' 6"
En-Suite 1	1.83m x 2.18m	6' 0" x 7' 2"

# The Wentbridge



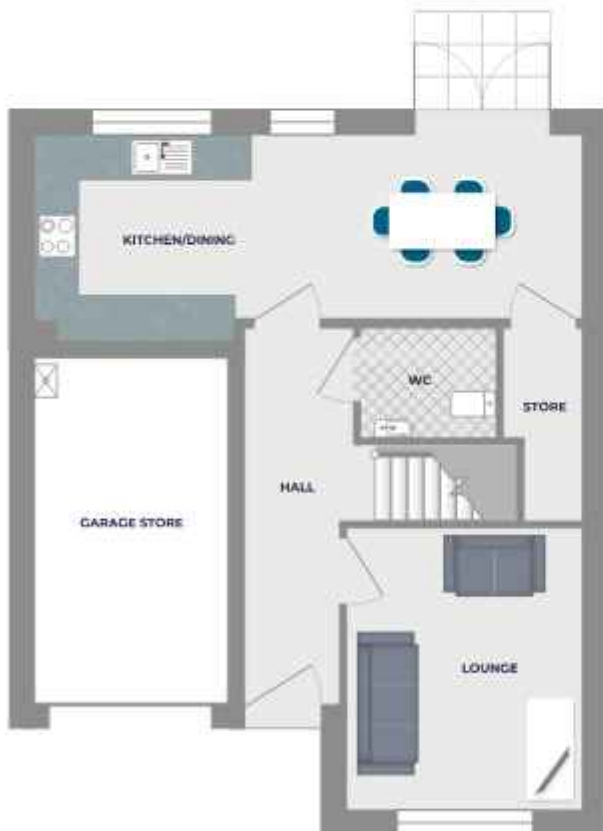
4 Bedroom



2 Bathroom

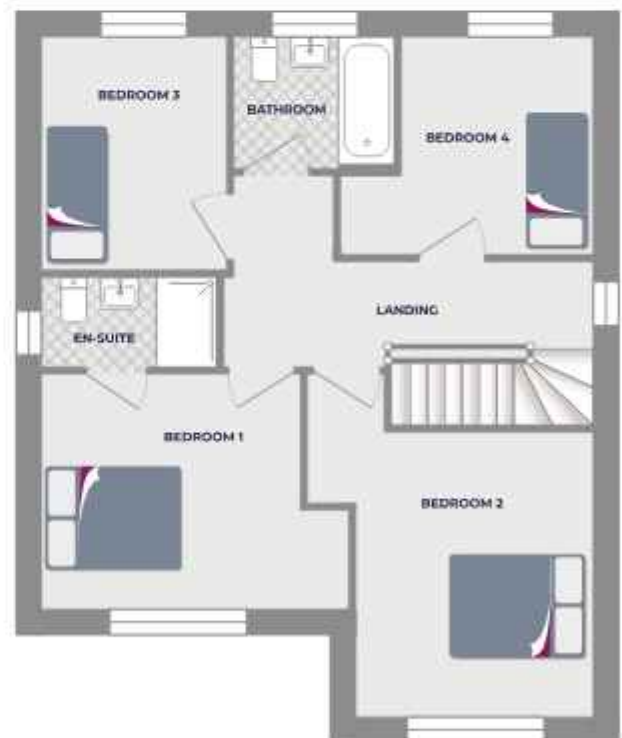


Integral garage space



## Ground Floor

Kitchen/Dining	7.33m x 2.45m**	24' 0" x 8' 0"***
Lounge	3.15m x 3.77m	10' 4" x 12' 4"
Hall	1.26m x 5.01m	4' 2" x 16' 5"
WC	1.80m x 1.45m	5' 11" x 4' 9"
Store	1.07m x 1.45m	3' 6" x 4' 9"
Garage Store	2.61m x 4.63m	8' 7" x 15' 2"



## First Floor

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

# The Horbury



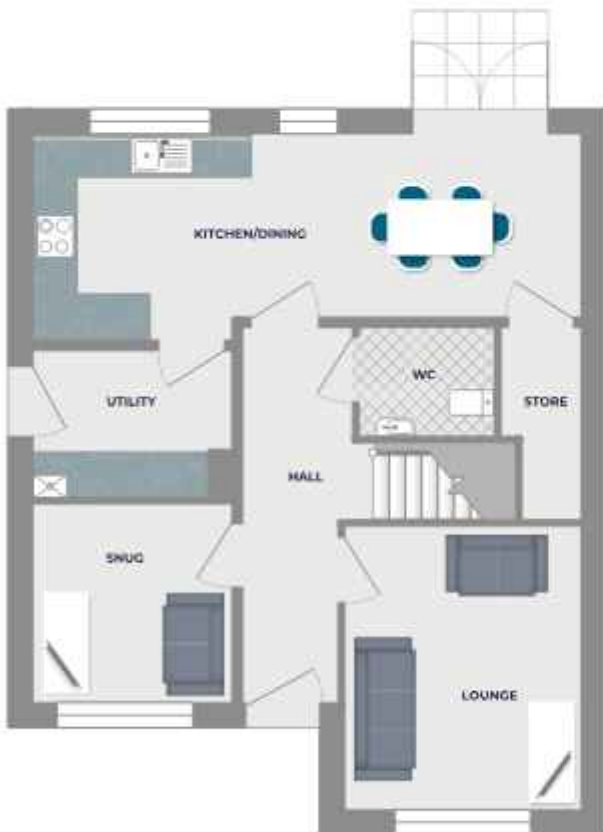
4 Bedroom



2 Bathroom

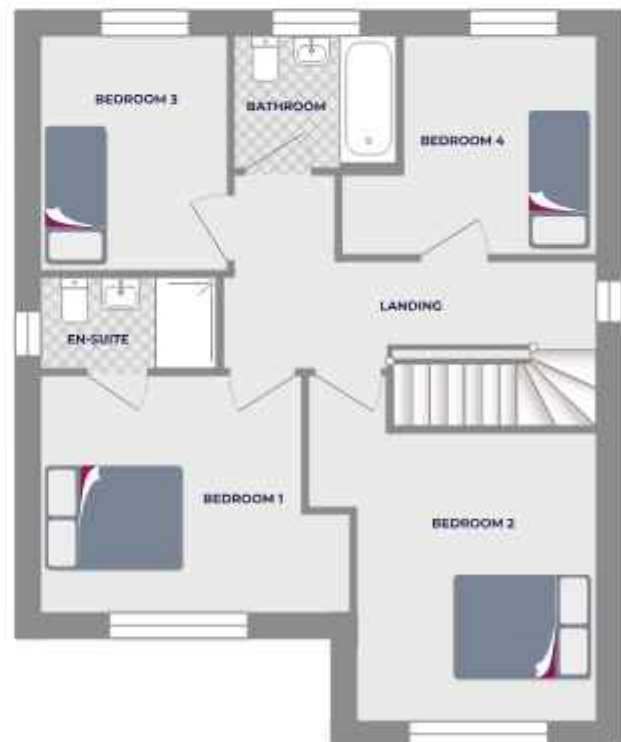


Dedicated utility room



## Ground Floor

Kitchen/Dining	7.33m x 2.45m**	24' 0" x 8' 0"
Utility	2.66m x 1.97m	8' 9" x 6' 4"
Lounge	3.15m x 3.77m	10' 4" x 12' 4"
Snug	2.66m x 2.62m	8' 9" x 8' 6"
Hall	1.26m x 5.01m	4' 2" x 16' 5"
WC	1.80m x 1.45m	5' 11" x 4' 9"
Store	1.07m x 1.45m	3' 6" x 4' 9"



## First Floor

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

# The Dalton



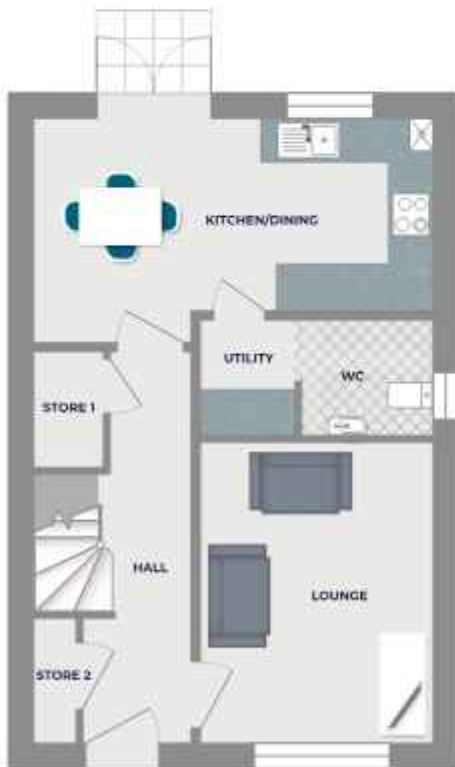
4 Bedroom



3 Bathroom

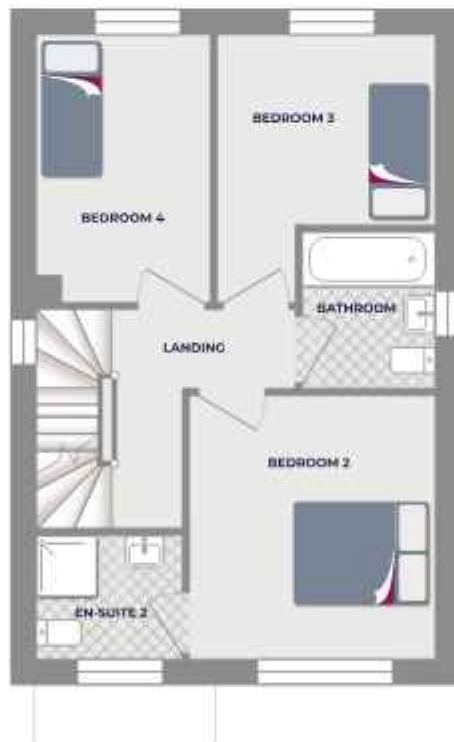


Open-plan dining space



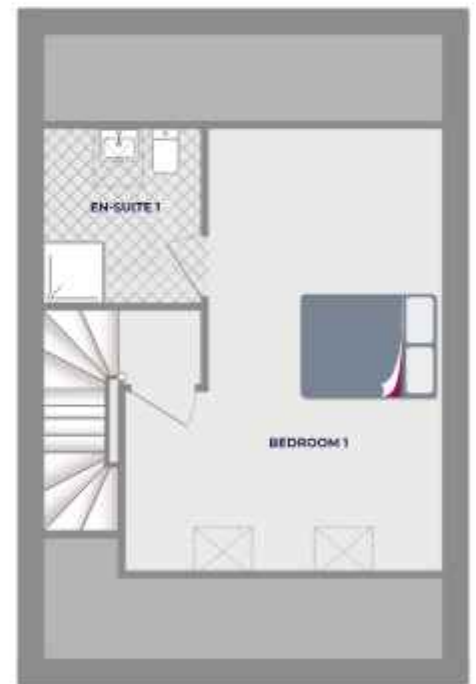
## Ground Floor

Kitchen/Dining	5.31m x 2.55m**	17' 5" x 8' 4"***
Lounge	3.07m x 4.01m	10' 1" x 13' 2"
Hall	1.05m** x 5.18m	3' 5"*** x 17' 0"
WC	1.73m x 1.50m	5' 7" x 4' 9"
Utility	1.25m x 1.50m	4' 10" x 4' 9"
Store 1	0.94m x 1.53m	3' 1" x 5' 0"
Store 2	0.58m x 1.88m	1' 11" x 5' 4"



## First Floor

Bedroom 2	3.27m x 3.48m	10' 7" x 11' 4"
En-Suite 2	1.94m x 1.66m	6' 3" x 5' 5"
Bedroom 3	2.88m x 2.48m**	9' 6" x 8' 1"***
Bedroom 4	2.33m x 3.54m	7' 8" x 11' 7"
Bathroom	1.71m x 2.15m	5' 6" x 7' 0"



## Second Floor

Bedroom 1	3.00m*** x 5.89m**	10' 2"*** x 19' 4"***
En-Suite 1	2.12m** x 2.33m	7' 0"*** x 7' 6"

# The Cookridge



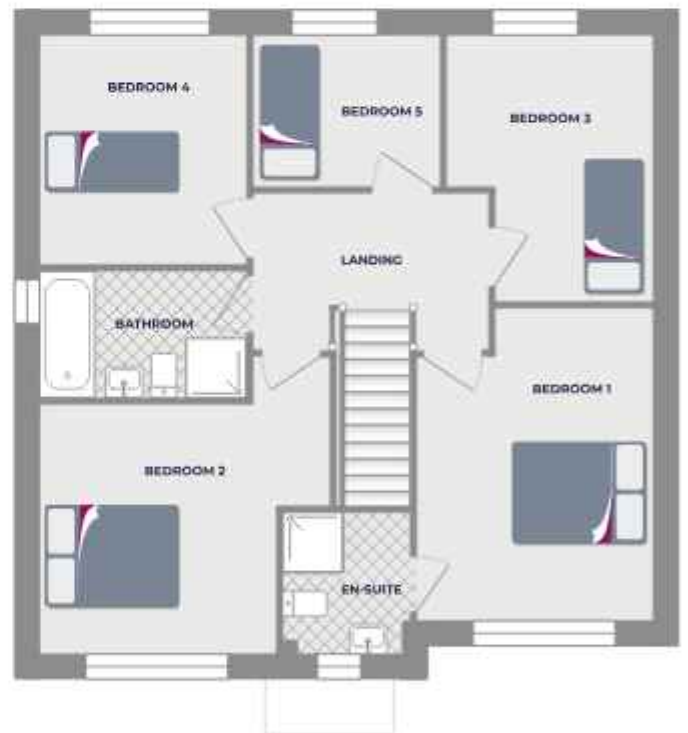
5 Bedroom



2 Bathroom



Integral garage space



## Ground Floor

Kitchen/Dining/Family	8.22m x 2.95m	27' 0" x 9' 8"
Lounge	3.04m x 4.77m	9' 11" x 15' 8"
Hall	2.11m <sup>*</sup> x 5.22m	6' 11" <sup>**</sup> x 17' 2"
WC	0.98m x 1.67m	3' 3" x 5' 6"
Garage Store	2.64m x 5.17m	8' 8" x 17' 0"

## First Floor

Bedroom 1	3.18m <sup>*</sup> x 4.18m <sup>*</sup>	10' 5" <sup>**</sup> x 13' 9" <sup>**</sup>
En-Suite	1.70m x 1.89m	5' 7" x 6' 2"
Bedroom 2	3.16m <sup>**</sup> x 3.24m <sup>**</sup>	10' 4" <sup>***</sup> x 10' 7" <sup>***</sup>
Bedroom 3	2.77m <sup>*</sup> x 3.60m <sup>*</sup>	9' 1" <sup>***</sup> x 11' 10" <sup>***</sup>
Bedroom 4	2.76m x 3.10m	9' 1" x 10' 2"
Bedroom 5	2.51m x 2.06m	8' 3" x 6' 9"
Bathroom	2.76m x 1.90m	9' 1" x 6' 3"

# The Thornton



5 Bedroom



2 Bathroom

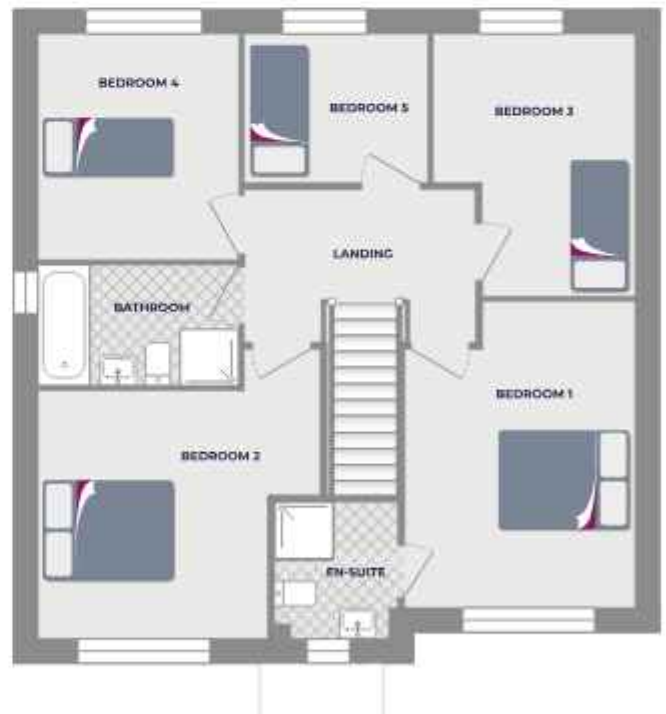


Dedicated utility room



## Ground Floor

Kitchen/Dining/Family	8.22m x 2.95m	27' 0" x 9' 8"
Utility	2.69m x 2.06m	8' 10" x 6' 9"
Lounge	3.04m x 4.77m	9' 11" x 15' 8"
Snug	2.69m x 3.07m	8' 10" x 10' 1"
Hall	2.11m x 5.22m	6' 11" x 17' 2"
WC	0.98m x 1.67m	3' 3" x 5' 6"



## First Floor

Bedroom 1	3.18m x 4.18m	10' 5" x 13' 9"
En-Suite	1.70m x 1.89m	5' 7" x 6' 2"
Bedroom 2	3.18m x 3.24m	10' 4" x 10' 7"
Bedroom 3	2.77m x 3.60m	9' 1" x 11' 10"
Bedroom 4	2.76m x 3.10m	9' 1" x 10' 2"
Bedroom 5	2.51m x 2.06m	8' 3" x 6' 9"
Bathroom	2.76m x 1.90m	9' 1" x 6' 3"

# 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<sup>^</sup>

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

- Panel location and amount subject to plot location and orientation

<sup>^</sup> 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
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	-	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	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



# Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

## **JAMES LEIGHTON FINANCIAL SERVICES**

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## **SAFEGUARD FINANCIAL SERVICES LTD**

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)

# Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

## **ISON HARRISON**

Phone: 0113 284 5091 | Email: [propertynewbuild@ih.co.uk](mailto:propertynewbuild@ih.co.uk)  
Website: [www.isonharrison.co.uk](http://www.isonharrison.co.uk)

## **FIDLER AND PEPPER**

Phone: 01623 664705 | Email: [tbriggs@fidler.co.uk](mailto:tbriggs@fidler.co.uk)  
Website: [www.fidler.co.uk](http://www.fidler.co.uk)



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

# AVANT

Quality homes, for **everyone.**

## **Bennerley View**

Awsworth, Nottinghamshire  
NG16 2SJ

T: 01202 402092

E: [bennerleyview.sales@avanthomes.co.uk](mailto:bennerleyview.sales@avanthomes.co.uk)

[www.avanthomes.co.uk/bennerleyview](http://www.avanthomes.co.uk/bennerleyview)



Avant Homes 2023  
Version 1.0.1

The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home.