

THE HENBURY



BROADMEADOW PARK  
SANDBACH • CHESHIRE



The 4 bedroom Henbury is an elegant family home, featuring a spacious lounge with French doors leading to the garden and also includes an integral garage with utility area.



**LATIMER**  
by Clarion Housing Group

# Site plan

- The Henbury
- Show homes and marketing suite



# Specification

### Kitchen

- A range of stylish kitchen doors and worktops\*
- One & a half bowl sink with mixer tap
- Integrated appliances including; fan assisted electric double oven, 4 ring hob, stainless steel extractor hood, fridge-freezer
- Integrated dishwasher
- Feature under-cupboard lighting

### Bathroom and Ensuite

- Thermostatically controlled shower to ensembles
- Villeroy & Boch white sanitaryware with chrome fittings
- Trojan white bath
- Shaver point
- Choice of Porcelanosa ceramic wall and floor tiles\*

### External

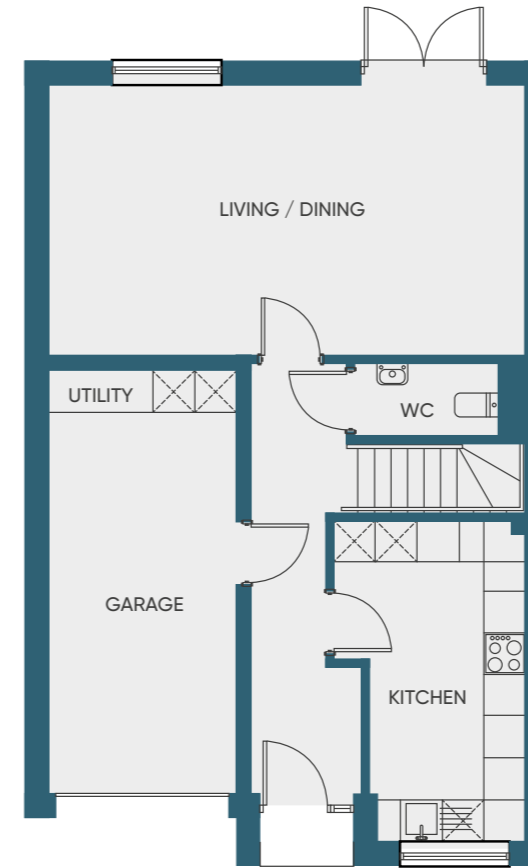
- Turf to rear garden
- Fencing to rear garden
- Outside tap
- External lights to front and rear

### General

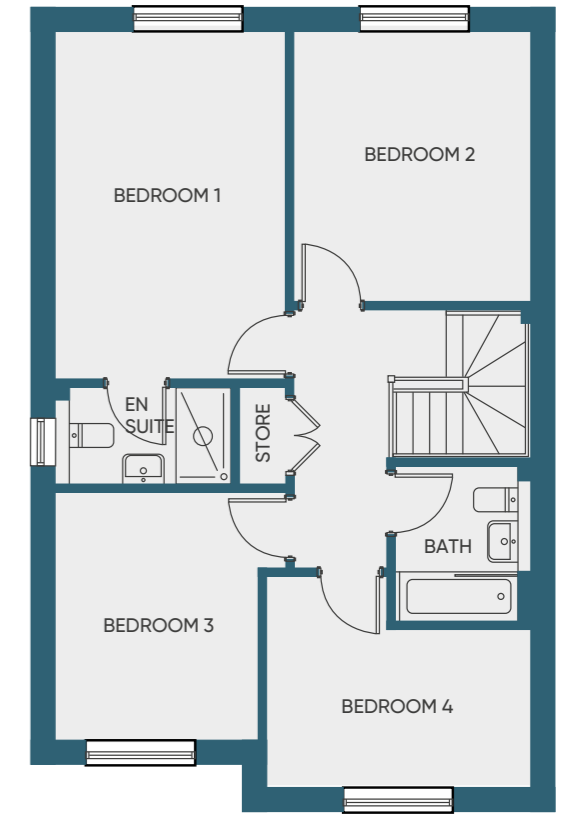
- PVCu double-glazed windows with locking handles
- Oak veneered doors with chrome door furniture
- Gas central heating with thermostatically controlled radiators
- Recessed downlighters to kitchen, bathroom & ensuite
- TV and Telephone point to ground floor and master bedroom
- Hard-wired smoke alarms with battery back-up to all floors

# The Henbury

4 bedroom house



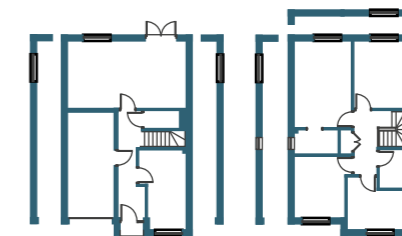
Ground floor



First floor

Kitchen	4.66m x 2.80m	15.3ft x 9.2ft
Living / Dining	6.93m x 3.95m	22.7ft x 12.9ft
Bedroom 1	5.06m x 3.37m	16.6ft x 11ft
Bedroom 2	3.95m x 3.46m	12.9ft x 11.3ft
Bedroom 3	3.63m x 2.97m	11.9ft x 9.7ft
Bedroom 4	3.84m x 2.42m	12.6ft x 7.5ft

Wall variations



\*Choices are available subject to stage of construction

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**LATIMER**  
by Clarion Housing Group

**Marketing Suite**

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