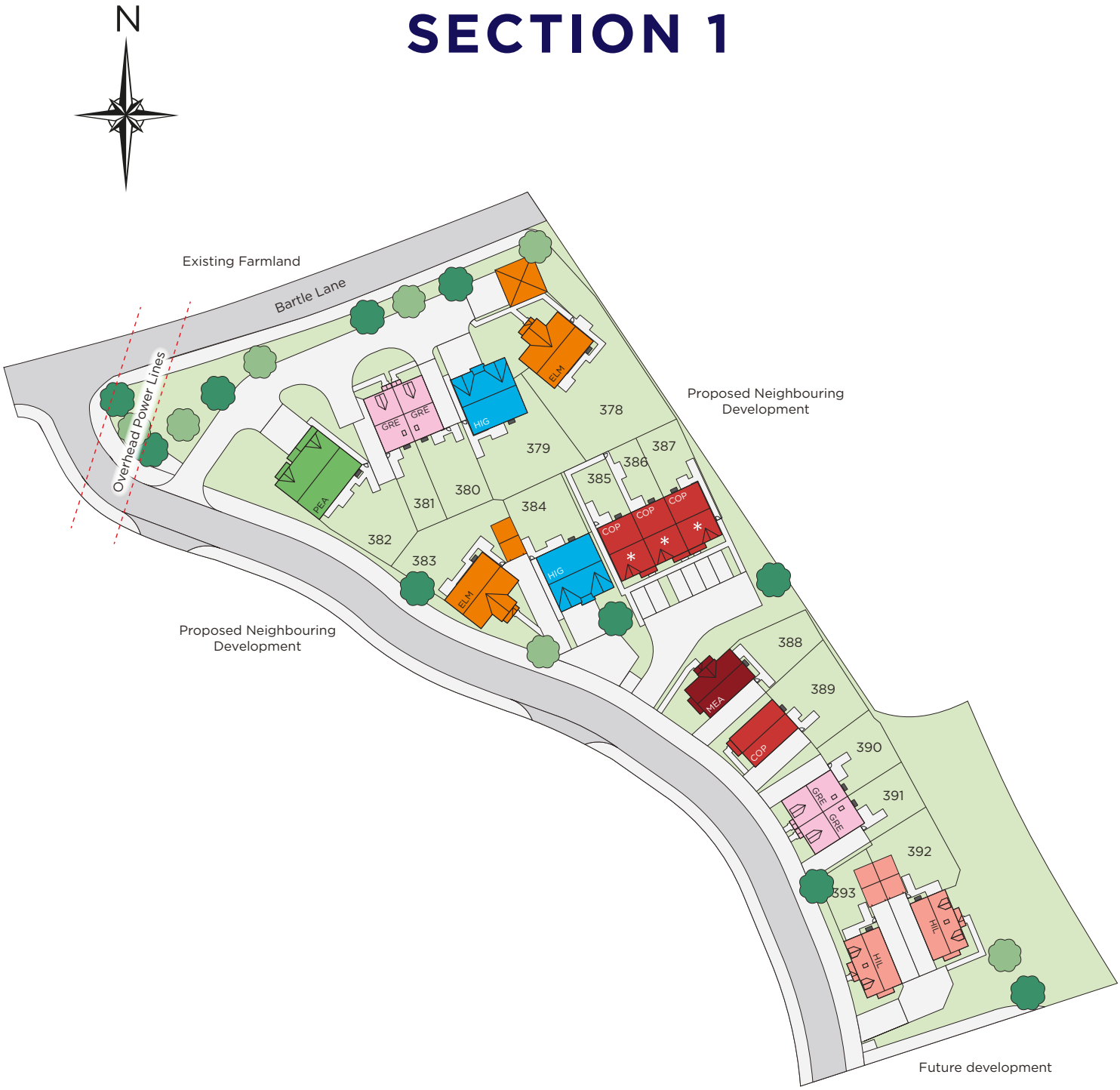
Wain HOMES


A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.
YOUR KIND OF perfect

# THE PADDOCKS PHASE 3 DEVELOPMENT PLAN SECTION 1




**3 Bedroom Homes**

- The Coppice (COP)
- The Meadowvale (MEA)
- The Greendale (GRE)

**4 Bedroom Homes**

- The Highstone (HIG)
- The Hillgrove (HIL)
- The Elmhurst (ELM)

**5 Bedroom Homes**

- The Peakridge (PEA)

- Air Source Heat Pumps
- Overhead power lines

* **Affordable Homes**

**(Location of affordable homes is indicative)**

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# THE PADDOCKS PHASE 3 DEVELOPMENT PLAN SECTION 2




**2 Bedroom Homes**
- The Glenside (GLE)
- The Lakeshore (LAK)

**3 Bedroom Homes**
- The Coppice (COP)
- The Meadowvale (MEA)
- The Greendale (GRE)

**4 Bedroom Homes**
- The Birchview (BIR)
- The Elmhurst (ELM)

**5 Bedroom Homes**
- The Peakridge (PEA)
- The Standish (STA)

S/S Sub Station

Air Source Heat Pumps

Overhead power lines

* **Affordable Homes**

▲ **Pre-Sold Homes**

**(Location of affordable and pre-sold homes is indicative)**

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# THE PADDOCKS PHASE 3 DEVELOPMENT PLAN

## SECTION 1

## SECTION 2




N

**2 Bedroom Homes**
- The Glenside (GLE)
- The Lakeshore (LAK)

**3 Bedroom Homes**
- The Coppice (COP)
- The Meadowvale (MEA)
- The Greendale (GRE)

**4 Bedroom Homes**
- The Birchview (BIR)
- The Highstone (HIG)
- The Hillgrove (HIL)
- The Elmhurst (ELM)

**5 Bedroom Homes**
- The Peakridge (PEA)
- The Standish (STA)

S/S Sub Station

Air Source Heat Pumps

Overhead power lines

* **Affordable Homes**

▲ **Pre-Sold Homes**

**(Location of affordable and pre-sold homes is indicative)**

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# THE PADDOCKS PHASE 3 SPECIFICATION

THE GLENSIDE | THE LAKESHORE | THE COPPICE | THE MEADOWVALE
THE GREENDALE | THE BIRCHVIEW | THE ELMHURST | THE HIGHSTONE | THE HILLGROVE
THE PEAKRIDGE | THE STANDISH

## KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- AEG Stainless Steel Single Oven (2 and 3 Bed Homes Only)
- AEG Stainless Steel Double Oven (4 and 5 Bed Homes Only )
- AEG 4 Ring Induction Hob with Glass Splashback in a Choice of Colours and Extractor Hood
- AEG Stainless Steel Integrated Microwave (5 Bed Homes Only)
- Electrolux Integrated Fridge Freezer (2, 3 and 4 Bed Homes Only)
- Electrolux Full Height Integrated Fridge (5 Bed Homes Only)
- Electrolux Full Height Integrated Freezer (5 Bed Homes Only)
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- White Downlights to Kitchen
- Pelmet Lighting to Kitchen

## BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1 in a Choice of Finishes*
- Roca Gap Sanitaryware to Cloakroom and En-Suite in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Roman Haven Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Wall Drencher, Adjustable Hose and Fixed Screen to Baths with no Separate Shower Cubicle
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice from our Tileflair Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice from our Tileflair Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice from our Tileflair Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

## HEATING SYSTEM

- Air Source Heat Pump with Hot Water Cylinder and Single Room Thermostat

## OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes*
- Carpets from our Standard Range to all other areas in a Choice of Finishes*
- All Ceilings to be Painted White
- All Walls to be Painted White
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Chrome Effect Door Furniture
- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- CAT6 Data Point to Lounge, Bedroom 1 and Study
- Television Aerial Socket to Lounge and Bedroom 1
- Telephone Point to Lounge
- Hard Wired Smoke Detectors and Heat Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

## EXTERNAL FEATURES

- White PVCu Windows and Rear, Side and French Doors
- White Aluminium Bi-Fold Doors (5 Bed Homes Only)
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Agate Grey Front Door and Garage Doors
- External PIR Lights to Front and Rear
- EV Car Charging Point
- Power and Lighting to all Garages
- External Tap
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

## WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

*Upgraded Choices available. **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. +Excluding mirrors ^Unless stipulated otherwise on the working drawings.

NEW HOMES QUALITY CODE

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# THE PADDOCKS PHASE 3 SPECIFICATION

AFFORDABLE HOMES

## KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- Single Bowl Stainless Steel Sink and Tap to Kitchen
- Electrolux Stainless Steel Single Oven
- Electrolux 4-Ring Ceramic Hob with Glass Splashback in a Choice of Colours and Extractor Hood

## BATHROOMS

- Roca Havana Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Gap Bath
- Methven Deva Brassware
- Aqualisa Mian Mixer Shower with Round Bar Valve and Handset to all En-Suites and Over-the-Bath in all Bathrooms unless there is a Shower Cubicle within the Main Bathroom
- Roman Haven Shower Cubicles to En-Suites (where applicable)
- Full-Height Tiling around Baths with a Choice from our Tileflair Standard Range* when Over-Bath Shower is Installed. Half-Height Tiling around Baths without a Shower
- Fixed Rail and Shower Curtain around the Bath (if Over-Bath Shower Installed)
- Shower Cubicles to be Fully-Tiled with a Choice from our Tileflair Standard Range*
- Splashback Tiling behind the Sink to Bathrooms and Cloakrooms with a Choice from our Tileflair Standard Range*

## HEATING SYSTEM

- Air Source Heat Pump with Hot Water Cylinder and Single Room Thermostat

## OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted White
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5-Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- System 3 Ventilation System

## EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Agate Grey Front Door
- External PIR Light to Front
- EV Car Charging Point
- Gardens Turfed to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

## WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

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NEW HOMES QUALITY CODE

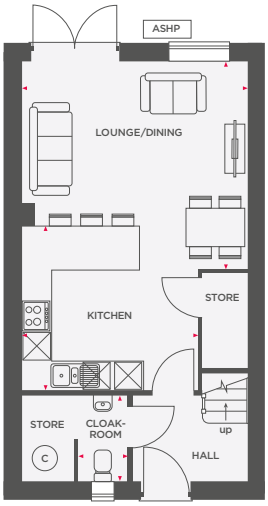
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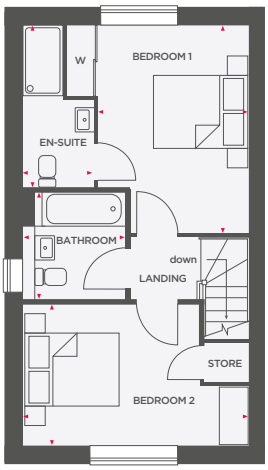
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# THE GLENSIDE

## 2 BEDROOM SEMI DETACHED/TERRACE HOME




| | | |
|---|---|---|
| **Lounge/Dining** | 4618 x 4233 (max) | 15'2" x 13'11" (max) |
| **Kitchen** | 3606 x 3370 | 11'10" x 11'1" |
| **Cloakroom** | 1002 x 1752 | 3'3" x 5'9" |

| | | |
|---|---|---|
| **Bedroom 1** | 3084 x 4228 (max) | 10'1" x 13'10" (max) |
| **En-Suite** | 1445 (max) x 3288 (max) | 4'9" (max) x 10'9" (max) |
| **Bedroom 2** | 4618 (max) x 2885 | 15'2" (max) x 9'6" |
| **Bathroom** | 2088 (max) x 2187 | 6'10" (max) x 7'2" |
| **Total Area** | **79.72 m²** | **858 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe

NEW HOMES QUALITY CODE

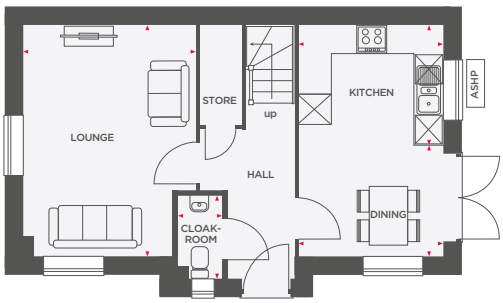
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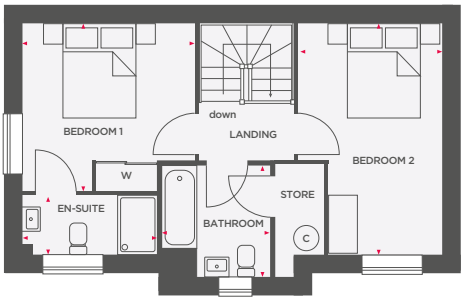
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# THE LAKESHORE

## 2 BEDROOM SEMI-DETACHED/END TERRACE HOME




| | | |
|---|---|---|
| **Lounge** | 4730 (max) x 3512 (max) | 15'6" (max) x 11'6" (max) |
| **Kitchen** | 2450 x 2888 | 8'0" x 9'6" |
| **Dining** | 2280 x 2888 | 7'6" x 9'6" |
| **Cloakroom** | 1681 x 900 | 5'6" x 2'11" |

| | | |
|---|---|---|
| **Bedroom 1** | 3429 x 3512 | 11'3" x 11'6" |
| **En-Suite** | 1213 x 2752 | 4'0" x 9'0" |
| **Bedroom 2** | 4730 (max) x 2950 | 15'6" (max) x 9'8" |
| **Bathroom** | 2265 x 2194 (max) | 7'5" x 7'2" (max) |
| **Total Area** | **83.8 m²** | **902 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe

NEW HOMES QUALITY CODE

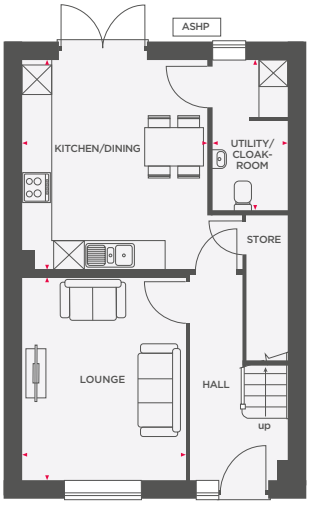
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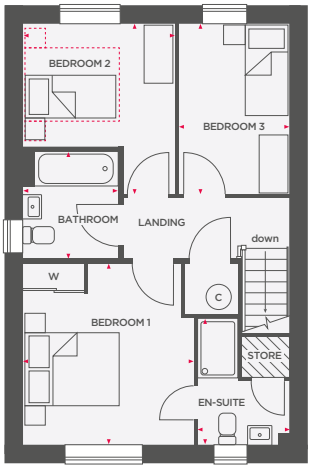
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# THE COPPICE

## 3 BEDROOM DETACHED/SEMI-DETACHED/TERRACE HOME




| | | |
|---|---|---|
| **Lounge** | 3328 x 4132 | 10'11" x 13'7" |
| **Kitchen/Dining** | 3775 x 4291 | 12'5" x 14'1" |
| **Utility/Cloakroom** | 1542 x 3070 (max) | 5'1" x 10'1" (max) |

| | | |
|---|---|---|
| **Bedroom 1** | 3458 (max) x 3672 (max) | 11'4" (max) x 12'1" (max) |
| **En-Suite** | 1877 x 2552 (max) | 6'2" x 8'4" (max) |
| **Bedroom 2** | 3074 x 3450 (max) | 10'1" x 11'4" (max) |
| **Bedroom 3** | 2249 x 3450 | 7'5" x 11'5" |
| **Bathroom** | 1930 (max) x 2164 | 6'4" (max) x 7'1" |
| **Total Area** | **93.62 m²** | **1007 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe ▨ Limited use area ⬚ Room size suitable for a double bed

NEW HOMES QUALITY CODE

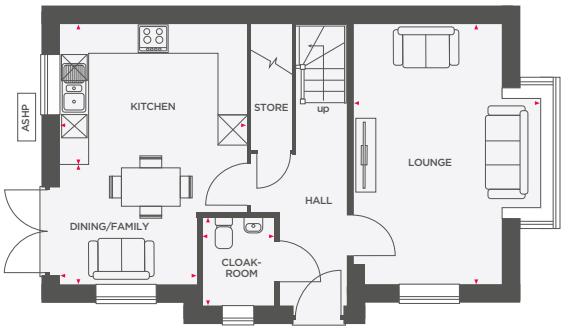
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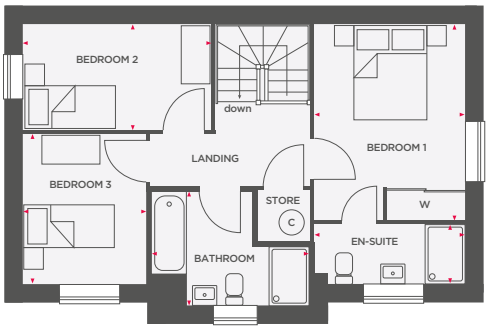
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# THE MEADOWVALE

## 3 BEDROOM DETACHED/SEMI-DETACHED/END-TERRACE HOME




| | | |
|---|---|---|
| **Lounge** | 3798 (max) x 5310 | 12'5" (max) x 17'5" |
| **Kitchen** | 3840 x 2890 | 12'7" x 9'6" |
| **Dining/Family** | 2815 x 2420 | 9'3" x 7'11" |
| **Cloakroom** | 1473 x 1800 | 4'10" x 5'11" |

| | | |
|---|---|---|
| **Bedroom 1** | 3072 x 3992 (max) | 10'1" x 13'1" (max) |
| **En-Suite** | 3072 x 1212 | 10'1" x 4'0" |
| **Bedroom 2** | 3840 x 2170 | 12'7" x 7'1" |
| **Bedroom 3** | 2511 x 3052 | 8'3" x 10'0" |
| **Bathroom** | 3229 (max) x 2332 (max) | 10'7" (max) x 7'8" (max) |
| **Total Area** | **100.7 m²** | **1083 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe

NEW HOMES QUALITY CODE

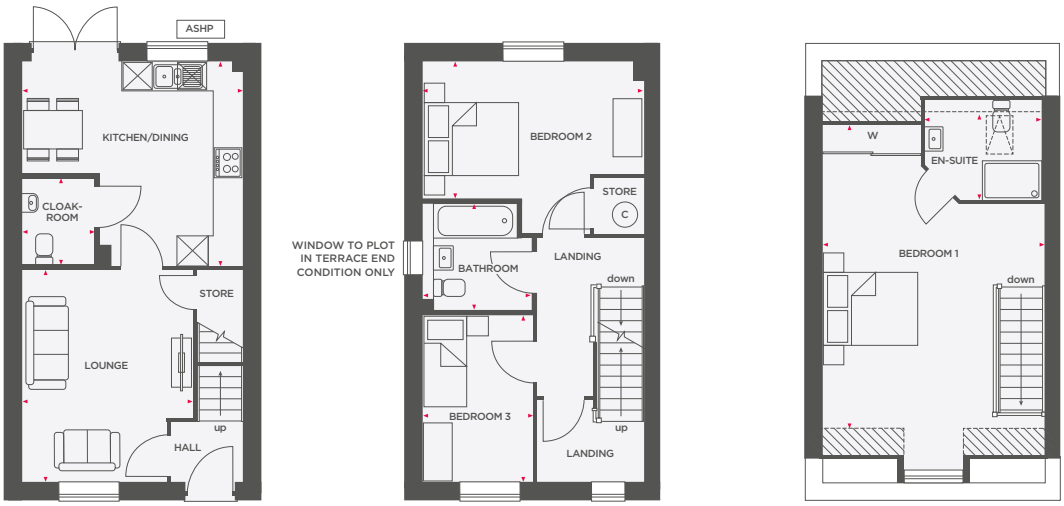
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# THE GREENDALE

## 3 BEDROOM SEMI DETACHED/TERRACE HOME




| | | |
|---|---|---|
| **Lounge** | 3478 (max) x 4324 (max) | 11'5" (max) x 14'2" (max) |
| **Kitchen/Dining** | 4506 (max) x 4161 (max) | 14'9" (max) x 13'8" (max) |
| **Cloakroom** | 1470 x 1800 | 4'10" x 5'11" |

| | | |
|---|---|---|
| **Bedroom 2** | 4506 x 2798 | 14'9" x 9'2" |
| **Bedroom 3** | 2235 x 3399 | 7'4" x 11'2" |
| **Bathroom** | 2217 (max) x 2164 (max) | 7'3" (max) x 7'1" (max) |

| | | |
|---|---|---|
| **Bedroom 1** | 4506 (max) x 6350 (max) | 14'9" (max) x 20'10" (max) |
| **En-Suite** | 2372 x 1828 | 7'9" x 6'0" |

| | | |
|---|---|---|
| **Total Area** | **109.1 m²** | **1174 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe ▨ Limited use area

NEW HOMES QUALITY CODE

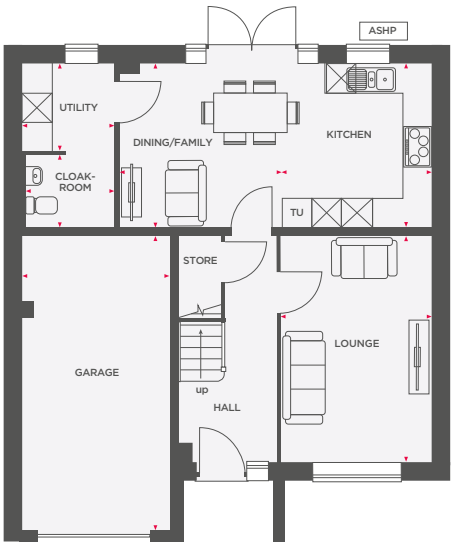
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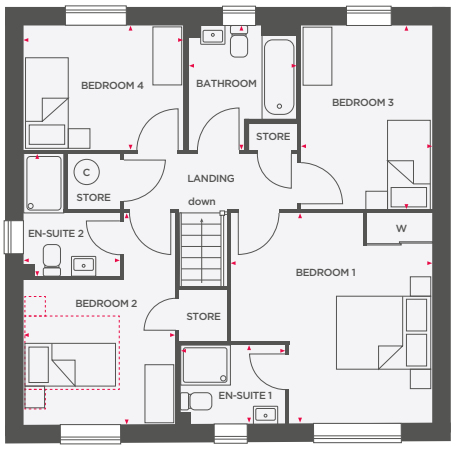
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# THE BIRCHVIEW

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE




| | | |
|---|---|---|
| **Lounge** | 3074 x 4625 | 10'1" x 15'2" |
| **Kitchen** | 3050 x 3348 | 10'0" x 11'0" |
| **Dining/Family** | 3310 x 3348 | 10'10" x 11'0" |
| **Utility** | 1882 x 1760 | 6'2" x 5'9" |
| **Cloakroom** | 1814 x 1482 | 5'11" x 4'10" |
| **Garage** | 3034 x 5998 | 9'11" x 19'8" |

| | | |
|---|---|---|
| **Bedroom 1** | 4074 (max) x 4288 | 13'4" (max) x 14'1" |
| **En-Suite 1** | 2129 x 1599 | 7'0" x 5'3" |
| **Bedroom 2** | 3098 x 2918 | 10'2" x 9'7" |
| **En-Suite 2** | 1965 (max) x 2484 (max) | 6'5" (max) x 8'2" (max) |
| **Bedroom 3** | 2676 x 3747 | 8'9" x 12'4" |
| **Bedroom 4** | 3275 x 2546 | 10'9" x 8'4" |
| **Bathroom** | 2187 (max) x 2528 (max) | 7'2" (max) x 8'4" (max) |
| **Total Area** | **140.95 m²** | **1517 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance **TU** Tall Unit Ⓒ Hot water cylinder **W** Wardrobe ⬚ Room size suitable for a double bed

NEW HOMES QUALITY CODE

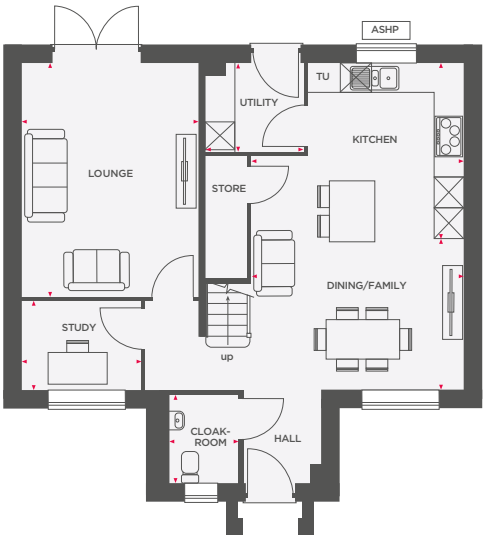
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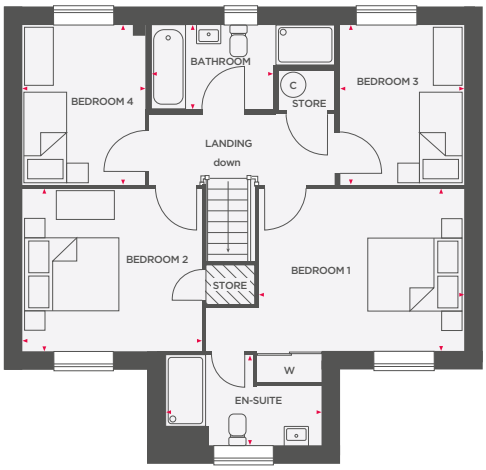
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# THE ELMHURST

## 4 BEDROOM DETACHED HOME WITH DETACHED GARAGE




| | | |
|---|---|---|
| **Lounge** | 3607 x 4772 | 11'10" x 15'8" |
| **Kitchen** | 4354 (max) x 3589 | 14'3" (max) x 11'9" |
| **Dining/Family** | 4354 (max) x 3071 | 14'3" (max) x 10'1" |
| **Utility** | 1992 x 1800 (max) | 6'6" x 5'11" (max) |
| **Study** | 2485 x 1800 | 7'9" x 8'2" |
| **Cloakroom** | 1459 x 1807 | 4'9" x 5'11" |

| | | |
|---|---|---|
| **Bedroom 1** | 5265 (max) x 3319 | 17'3" (max) x 10'11" |
| **En-Suite** | 3173 (max) x 1807 (max) | 10'5" (max) x 5'11" (max) |
| **Bedroom 2** | 3670 x 3319 | 12'0" x 10'11" |
| **Bedroom 3** | 2531 x 3253 | 8'4" x 10'8" |
| **Bedroom 4** | 2505 x 3253 | 8'3" x 10'8" |
| **Bathroom** | 3774 (max) x 1901 | 12'5" (max) x 6'3" |
| | | |
| **Total Area** | **133.09 m²** | **1432 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance **TU** Tall Unit Ⓒ Hot water cylinder **W** Wardrobe ▨ Limited use area

NEW HOMES QUALITY CODE

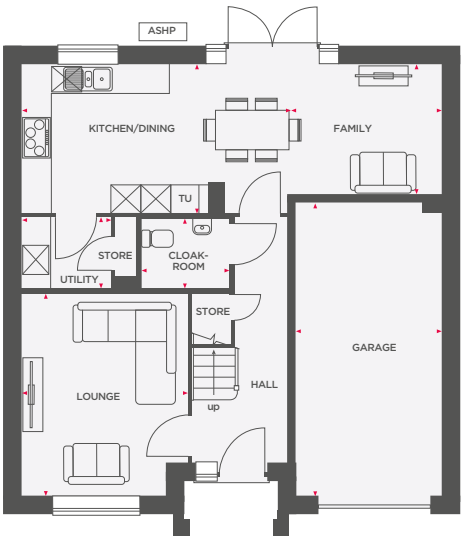
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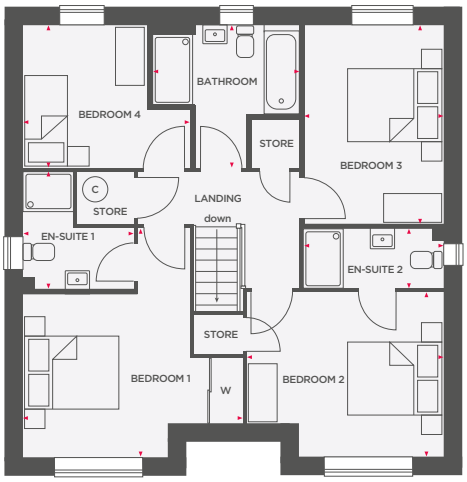
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# THE HIGHSTONE

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE




| | | |
|---|---|---|
| **Lounge** | 3393 (max) x 4126 | 11'2" (max) x 13'6" |
| **Kitchen/Dining** | 3011 x 5420 | 9'11" x 17'9" |
| **Family** | 2645 x 3153 | 8'8" x 10'4" |
| **Utility** | 1854 (max) x 1468 (max) | 6'1" (max) x 4'10" (max) |
| **Cloakroom** | 1800 x 1450 | 5'11" x 4'9" |
| **Garage** | 3000 x 6000 | 9'10" x 19'8" |

| | | |
|---|---|---|
| **Bedroom 1** | 4456 (max) x 4655 (max) | 14'7" (max) x 15'3" (max) |
| **En-Suite 1** | 2242 (max) x 2365 (max) | 7'4" (max) x 7'9" (max) |
| **Bedroom 2** | 4030 (max) x 3343 | 13'3" (max) x 11'0" |
| **En-Suite 2** | 1212 x 2858 | 4'0" x 9'5" |
| **Bedroom 3** | 2858 x 4050 | 9'5" x 13'3" |
| **Bedroom 4** | 2908 x 3403 (max) | 9'6" x 11'2" (max) |
| **Bathroom** | 2908 (max) x 2977 (max) | 9'6" (max) x 9'9" (max) |
| **Total Area** | **147.61 m²** | **1597 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe

NEW HOMES QUALITY CODE

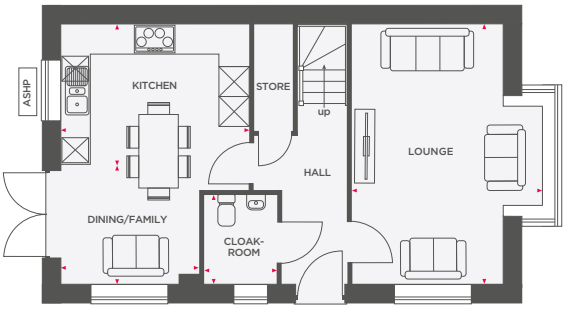
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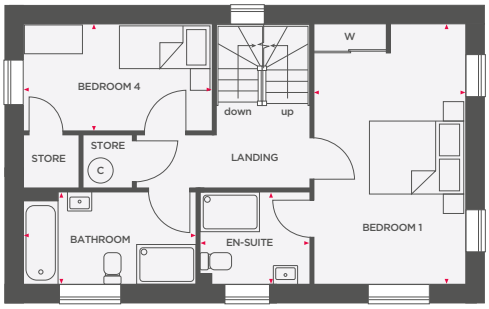
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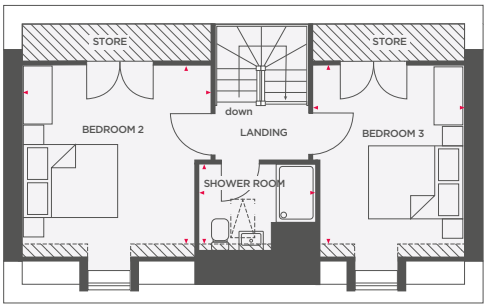


# THE HILLGROVE

## 4 BEDROOM DETACHED HOME WITH DETACHED GARAGE




| | | |
|---|---|---|
| **Lounge** | 3813 (max) x 5310 | 12'6" (max) x 17'5" |
| **Kitchen** | 3850 (max) x 2870 | 12'8" (max) x 9'5" |
| **Dining/Family** | 2831 x 2440 | 9'3" x 8'0" |
| **Cloakroom** | 1464 x 1807 | 4'10" x 5'11" |

| | | |
|---|---|---|
| **Bedroom 1** | 3088 x 5310 | 10'2" x 17'5" |
| **En-Suite** | 2240 x 1889 | 7'4" x 6'2" |
| **Bedroom 4** | 3832 x 2175 | 12'7" x 7'2" |
| **Bathroom** | 3502 x 1871 | 11'6" x 6'2" |

| | | |
|---|---|---|
| **Bedroom 2** | 3850 (max) x 3649 | 12'8" (max) x 12'0" |
| **Bedroom 3** | 3088 (max) x 3649 | 10'2" (max) x 12'0" |
| **Shower Room** | 2372 x 1631 (max) | 7'9" x 5'4" (max) |

| | | |
|---|---|---|
| **Total Area** | **132.32 m²** | **1435 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe ▨ Limited use area

NEW HOMES QUALITY CODE

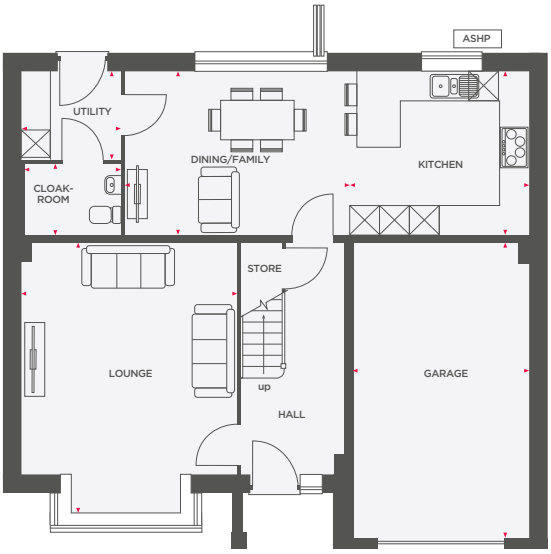
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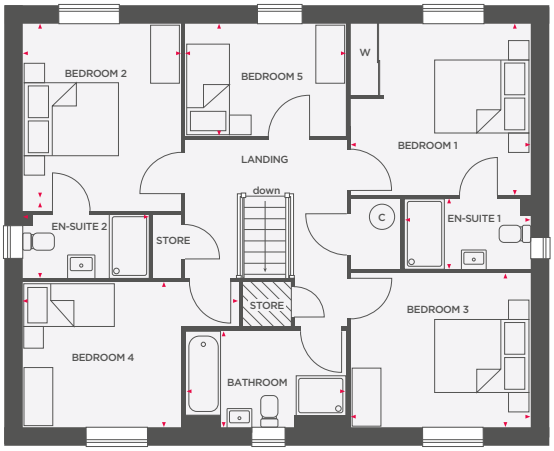
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# THE PEAKRIDGE

## 5 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE




| | | |
|---|---|---|
| **Lounge** | 4405 x 5528 | 14'5" x 18'2" |
| **Kitchen** | 3670 x 3345 | 12'0" x 11'0" |
| **Utility** | 2036 x 1790 | 6'8" x 5'10" |
| **Dining/Family** | 4579 x 3345 | 15'0" x 11'0" |
| **Cloakroom** | 2018 x 1450 | 6'7" x 4'9" |
| **Garage** | 3620 x 6000 | 11'11" x 19'8" |

| | | |
|---|---|---|
| **Bedroom 1** | 3672 x 3477 | 12'1" x 11'5" |
| **En-Suite 1** | 2584 x 1430 | 8'6" x 4'8" |
| **Bedroom 2** | 3226 x 3552 | 10'7" x 11'8" |
| **En-Suite 2** | 2580 x 1530 | 8'6" x 5'0" |
| **Bedroom 3** | 3672 x 3134 | 12'1" x 10'3" |
| **Bedroom 4** | 4405 (max) x 2960 | 14'5" (max) x 9'9" |
| **Bedroom 5** | 3263 x 2299 | 10'8" x 7'6" |
| **Bathroom** | 3254 x 1950 | 10'8" x 6'5" |

| | | |
|---|---|---|
| **Total Area** | **155.9 m²** | **1678 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder **W** Wardrobe

NEW HOMES QUALITY CODE

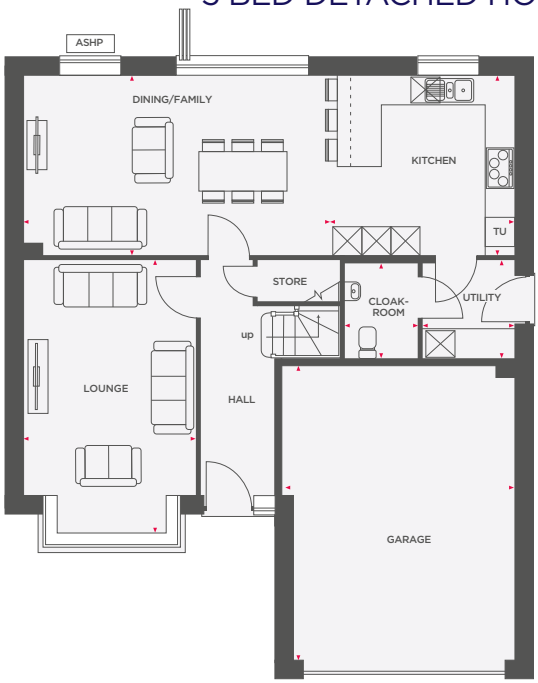
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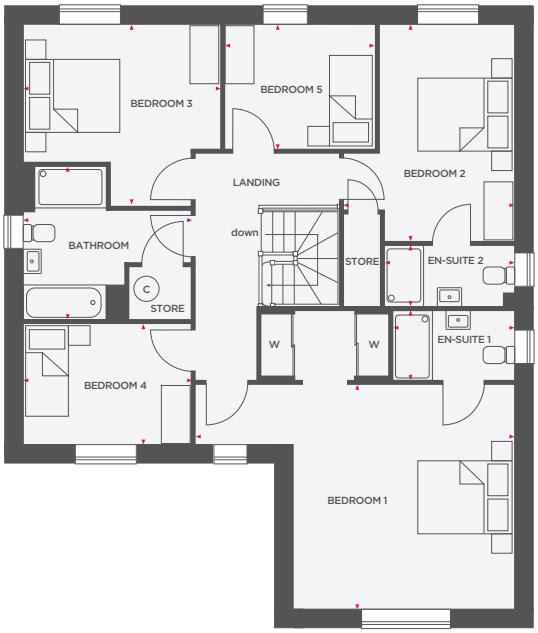
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# THE STANDISH

## 5 BED DETACHED HOME WITH INTEGRAL DOUBLE GARAGE




| | | |
|---|---|---|
| **Lounge** | 3528 x 5571 | 11'7" x 18'3" |
| **Kitchen** | 3776 x 3640 | 12'5" x 11'11" |
| **Dining/Family** | 6259 x 3640 | 20'6" x 11'11" |
| **Utility** | 1894 x 1957 | 6'3" x 6'5" |
| **Cloakroom** | 1464 x 1889 | 4'10" x 6'2" |
| **Garage** | 4762 (max) x 6024 | 15'7" (max) x 19'9" |

| | | |
|---|---|---|
| **Bedroom 1** | 4585 x 6514 (max) | 15'0" x 21'4" (max) |
| **En-Suite 1** | 1426 x 2479 | 4'8" x 8'2" |
| **Bedroom 2** | 3482 (max) x 4429 | 11'5" (max) x 14'6" |
| **En-Suite 2** | 1212 x 2659 | 4'0" x 8'9" |
| **Bedroom 3** | 3707 (max) x 4029 | 12'2" (max) x 13'3" |
| **Bedroom 4** | 2450 x 3434 | 8'0" x 11'3" |
| **Bedroom 5** | 2548 x 3044 | 8'4" x 10'0" |
| **Bathroom** | 3087 (max) x 3434 (max) | 10'2" (max) x 11'3" (max) |

| | | |
|---|---|---|
| **Total Area** | **205.68 m²** | **2214 ft²** |

**ASHP** Air Source Heat Pump ☒ Integrated appliance
**TU** Tall Unit Ⓒ Hot water cylinder **W** Wardrobe

NEW HOMES QUALITY CODE

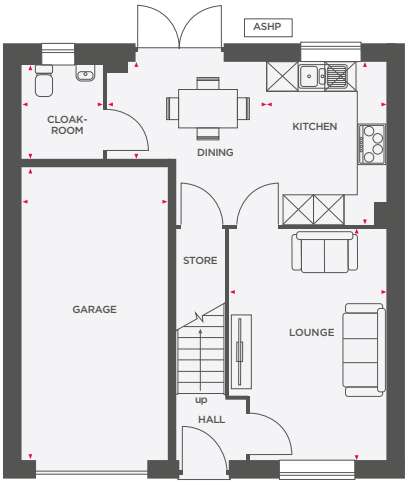
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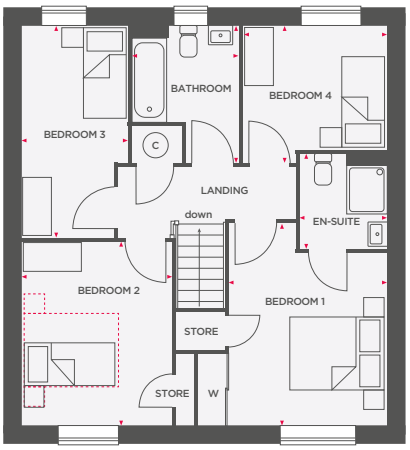
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# THE ASHDENE

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE




| | | |
|---|---|---|
| **Lounge** | 3212 x 4720 | 10'6. x 15'6. |
| **Kitchen** | 2450 x 3315 | 8'0. x 10'11. |
| **Dining** | 3247 x 1971 | 10'8. x 6'6. |
| **Cloakroom** | 1645 x 1902 | 5'5. x 6'3. |
| **Garage** | 3000 x 6000 | 9'10. x 19'8. |

| | | |
|---|---|---|
| **Bedroom 1** | 3212 x 4113 (max) | 10'6" x 13'6" (max) |
| **En-Suite** | 1779 x 1955 (max) | 5'10" x 6'5" (max) |
| **Bedroom 2** | 3065 x 3737 | 10'1" x 12'3" |
| **Bedroom 3** | 2158 (max) x 4298 (max) | 7'1" (max) x 14'1" (max) |
| **Bedroom 4** | 2937 x 2784 (max) | 9'8" x 9'2" (max) |
| **Bathroom** | 2142 (max) x 2766 (max) | 7'0" (max) x 9'1" (max) |
| **Total Area** | **103.2 m²** | **1110 ft²** |

☒ Integrated appliance **ASHP** Air Source Heat Pump Ⓒ Hot water cylinder **W** Wardrobe ⬚ Room size suitable for a double bed

NEW HOMES QUALITY CODE

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