



# SG ESTATES

AWARD WINNING HOUSING DEVELOPER



MANOR GARDENS *Rhostyllen* LL14 4DN

[www.sgestates.co.uk](http://www.sgestates.co.uk)





# A Strong Local Identity



**SG ESTATES**

AWARD WINNING HOUSING DEVELOPER



The SG Estates Management team, headed by Steve Griffin, has over 40 years of award-winning experience in house building.

Established in 2004 SG Estates built its first site of six executive properties in Rhosrobin, Wrexham. We have continued building in various locations in the Wrexham Area and most recently further afield in Llangollen. Manor Gardens, Rhostyllen is our largest development to date consisting of 223 new homes. In 2014 SG Estates became a truly family business with Steve's sons, James & Daniel joining the company. Both sons have now progressed to the role of site managers. As a forward-thinking family

business, we are committed to building well-appointed homes to the highest standards of award-winning quality and finish, taking time and consideration to ensure each home is just right for you. Our homes are designed for modern day living and include some breathtaking designs for those who desire individuality and nothing but the finest. All our developments have been recognised for their leading industry quality resulting in many NHBC and LABC accolades over the past two decades.

“Quite simply, if it doesn't take your breath away, it's not an SG home”.

[www.sgestates.co.uk](http://www.sgestates.co.uk)

Telephone:

**01978 263169**



# Welcome to

Manor Gardens – An exciting development of 223 two-to-five-bedroom homes designed to appeal to today's aspiring purchaser.

Manor Gardens is situated in a delightful countryside setting on the edge of Erddig National Trust Parkland in the village of Rhostyllen.

Rhostyllen is a thriving village in the community of Esclusham, just South of Wrexham. It features a renowned quaint church named Holy Trinity, a number of popular public houses and a village hall with recreational areas suitable for all ages.

Erddig National Trust Parkland centres around Erddig Hall, a Grade-I listed house just minutes away from the development. Standing 2 miles (3.2 km) south of Wrexham city centre, Erddig Hall was built during the 17th and 18th centuries on a 1,900 acre estate, which includes a 1,200-acre landscaped pleasure park and the earthworks of a Norman motte-and-bailey castle. A footpath from Manor Gardens will pass through open fields and ancient woodlands onto land adjoining the Erddig estate.



The nearby city of Wrexham has lots to offer with its rich history and culture, with shops, leisure facilities and restaurants to suit all tastes. The area also encompasses a university and a wide choice of schools including a multi-faith school teaching in both English and Welsh languages.

Located on the edge of picturesque countryside yet only minutes away from all the local amenities, Manor Gardens is an amazing location that will meet the needs of today's aspiring purchaser.

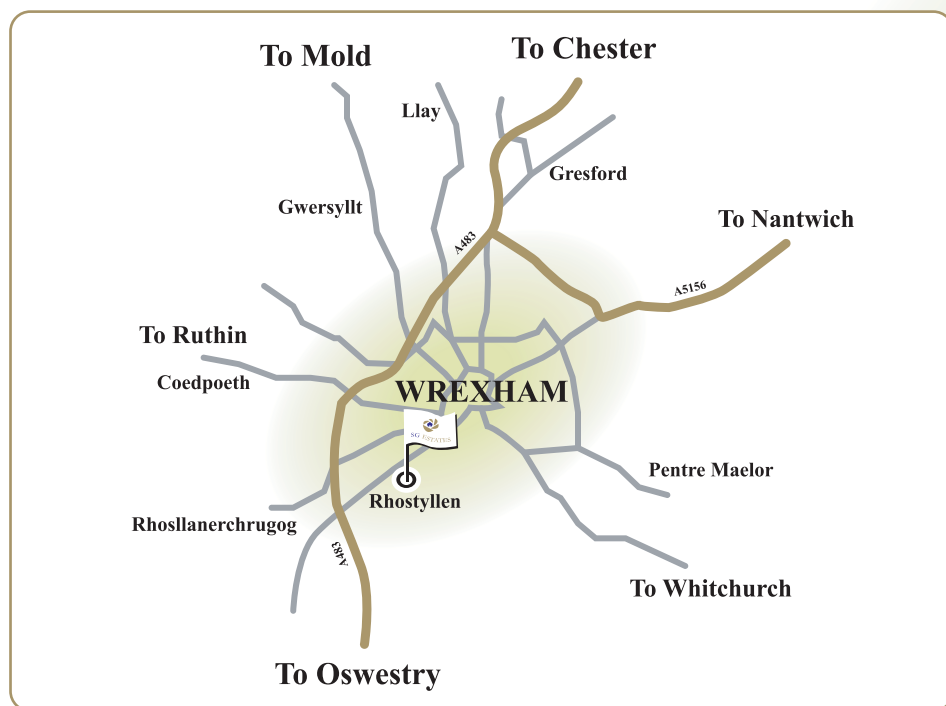
MANOR GARDENS *Rhostyllen*

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# Directions

Rhostyllen village can be found off junction 3 of the A483. At the roundabout take the A5152 towards Wrexham City centre where the development can be seen on the right hand side after approximately 300m. The address is Manor Gardens, Wrexham Road, Rhostyllen, Wrexham LL14 4DN.





# Site Plan

A prestigious development of 2, 3 & 4 bedroom homes

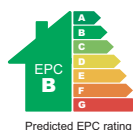


**SG ESTATES**  
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## Manor Gardens RHOSTYLLLEN

|                                                                                    |                                    |                                                                                    |                                     |
|------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------|-------------------------------------|
|   | <b>Henllan</b><br>2 bedroom home   |   | <b>Conway</b><br>4 bedroom home     |
|   | <b>Kimmel</b><br>3 bedroom home    |   | <b>Llanferres</b><br>4 bedroom home |
|   | <b>Armitage</b><br>3 bedroom home  |   | <b>Richmond 1</b><br>4 bedroom home |
|   | <b>Deganwy 1</b><br>3 bedroom home |   | <b>Richmond 2</b><br>4 bedroom home |
|   | <b>Deganwy 2</b><br>3 bedroom home |   | <b>Gresford</b><br>4 bedroom home   |
|   | <b>Bodfari</b><br>3 bedroom home   |   | <b>Corwen 2</b><br>4 bedroom home   |
|   | <b>Tenby</b><br>3 bedroom home     |   | <b>Rendered Version</b>             |
|  | <b>Derwen</b><br>4 bedroom home    |  | <b>Bin Collection Area</b>          |

SG Estates  
Manor Gardens  
Wrexham Road  
Rhostyllen  
Wrexham  
LL14 4DN



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**The Armitage**  
3 Bedroom Detached Home



**The Bodfari**  
3 Bedroom Detached Home



**The Conway**  
4 Bedroom Detached Home



**The Deganwy**  
3 Bedroom Semi Detached Home



**The Henllan**  
2 Bedroom Semi Detached Home



# MANOR GARDENS

*Rhostyllen*



**The Gresford**  
4 Bedroom Detached Home



**The Corwen**  
4 Bedroom Detached Home



**The Richmond II**  
4 Bedroom Detached Home



**The Llanferres**  
4 Bedroom Detached Home



**The Tenby**  
3 Bedroom Semi Detached Home



# The Henllan

## 2 Bedroom Semi-Detached/ Terraced Home with 2 Parking Spaces

The Henllan is a stylish two-bedroom semi-detached/terraced home designed for comfortable modern living. A contemporary front-facing kitchen creates a welcoming first impression, while the bright rear lounge features French doors opening onto the enclosed garden and patio. The ground floor is completed by a convenient cloakroom. Upstairs offers two generous double bedrooms and a sleek family bathroom. With two allocated parking spaces, this home perfectly balances practicality, privacy and low-maintenance living.



### Room Sizes

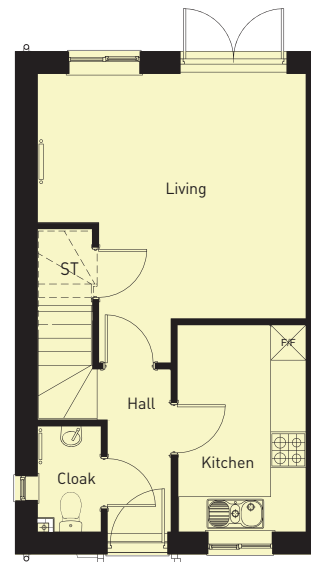
778 sqft

#### GROUND FLOOR

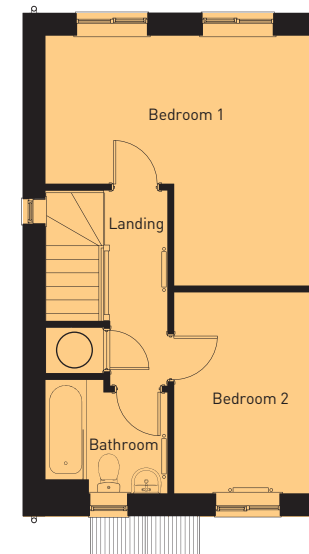
|         | <i>imperial</i> | <i>metric</i> |
|---------|-----------------|---------------|
| Living  | 13'9 x 15'1     | 4.20 x 4.61m  |
| Kitchen | 11'7 x 7'3      | 3.55 x 2.22m  |
| Hall    | 9' x 3'7        | 2.76 x 1.11m  |
| Cloaks  | 5'10 x 3'8      | 1.79 x 1.12m  |

#### FIRST FLOOR

|             | <i>imperial</i> | <i>metric</i> |
|-------------|-----------------|---------------|
| Bedroom One | 14' x 14'11     | 4.29 x 4.56m  |
| Bedroom Two | 11'4 x 7'10     | 3.46 x 2.41m  |
| Bathroom    | 6'4 x 6'11      | 1.93 x 2.12m  |



GROUND FLOOR



FIRST FLOOR





# The Kinmel

## 3 Bedroom Semi-Detached Home with a Private Driveway

The Kinmel is a beautifully designed three-bedroom semi-detached home ideal for families and first-time buyers alike. A spacious front lounge provides the perfect place to relax, while the modern kitchen/dining room to the rear enjoys French doors leading to the enclosed garden. Upstairs features three bedrooms, including a master with built-in storage, alongside a contemporary bathroom with bath and separate shower. A private driveway for two vehicles adds everyday convenience.



### Room Sizes

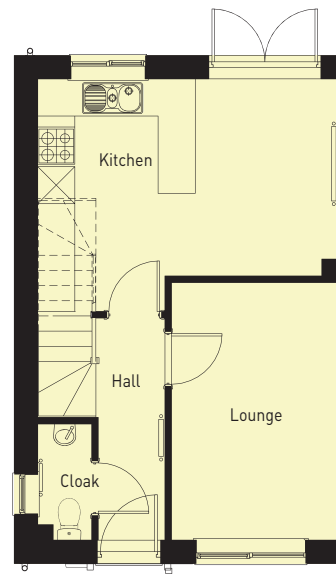
790 sqft

#### GROUND FLOOR

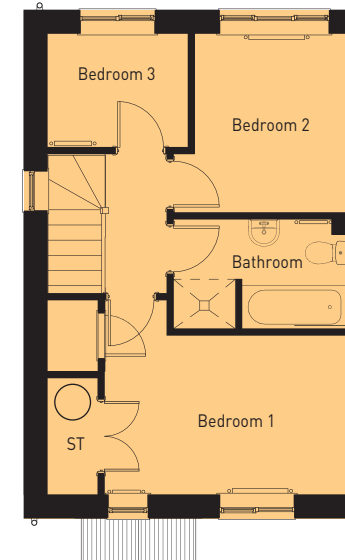
|         | <i>imperial</i> | <i>metric</i> |
|---------|-----------------|---------------|
| Lounge  | 13'9 x 8'2      | 4.20 x 2.70m  |
| Kitchen | 10'6 x 15'10    | 3.22 x 4.84m  |
| Hall    | 11'10 x 3'7     | 3.62 x 1.10m  |
| Cloaks  | 6'3 x 2'11      | 1.91 x 0.91m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 10'3 x 13'      | 3.14 x 3.96m  |
| Bedroom Two   | 9'7 x 9'8       | 2.93 x 2.95m  |
| Bedroom Three | 5'10 x 7'7      | 1.78 x 2.31m  |
| Bathroom      | 5'11 x 9'8      | 1.80 x 2.95m  |



GROUND FLOOR



FIRST FLOOR





# The Deganwy

## 3 Bedroom Semi-Detached/ Detached Home with a Private Driveway

The Deganwy offers thoughtfully planned accommodation across a three-bedroom semi-detached/detached layout. A comfortable lounge provides a relaxing retreat, while the kitchen/dining area forms the heart of the home, opening onto a private enclosed garden ideal for entertaining. Upstairs, the master bedroom benefits from its own en-suite, complemented by two further bedrooms and a modern family bathroom. The ground floor is completed by a convenient cloakroom, and a private driveway provides practical off-road parking.



### Room Sizes

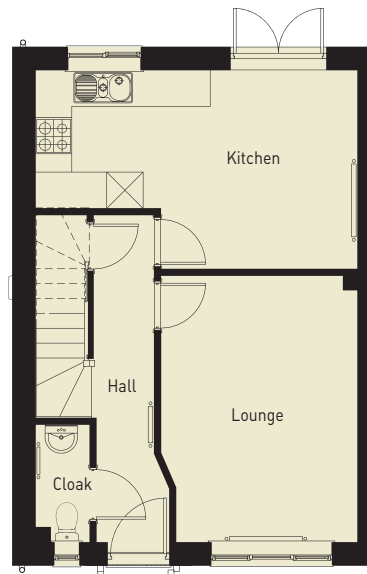
920 sqft

#### GROUND FLOOR

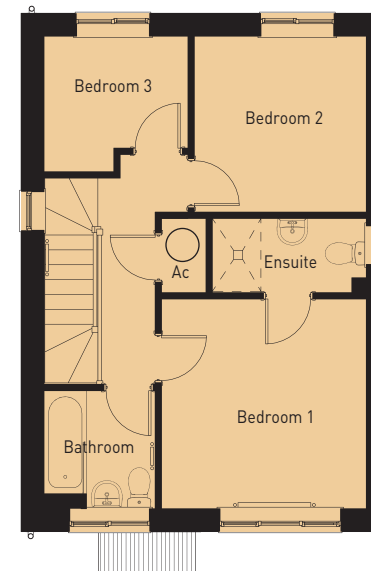
|         | <i>imperial</i> | <i>metric</i> |
|---------|-----------------|---------------|
| Lounge  | 14'6 x 14'4     | 4.43 x 4.39m  |
| Kitchen | 10'10 x 17'7    | 3.32 x 5.36m  |
| Hall    | 4' x 17'8       | 1.23 x 5.39m  |
| Cloaks  | 6'4 x 3'        | 1.94 x 0.93m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 11'5 x 11'2     | 3.49 x 3.41m  |
| En-suite      | 4'1 x 8'5       | 1.25 x 2.57m  |
| Bedroom Two   | 9'7 x 9'5       | 2.93 x 2.87m  |
| Bedroom Three | 7'5 x 7'10      | 2.27 x 2.41m  |
| Bathroom      | 6'6 x 6'1       | 1.98 x 1.87m  |



GROUND FLOOR



FIRST FLOOR



# The Bodfari

## 3 Bedroom Detached Home with Private Driveway with the option of a single garage on selected plots

The Bodfari is an elegant three-bedroom detached home combining contemporary design with everyday functionality. A spacious lounge provides a relaxing retreat, while the open-plan kitchen/dining area offers a bright, sociable setting. The master bedroom enjoys the luxury of an en-suite, complemented by two additional bedrooms and a modern family bathroom. A private driveway enhances convenience, making this home perfectly suited to modern lifestyles.



### Room Sizes

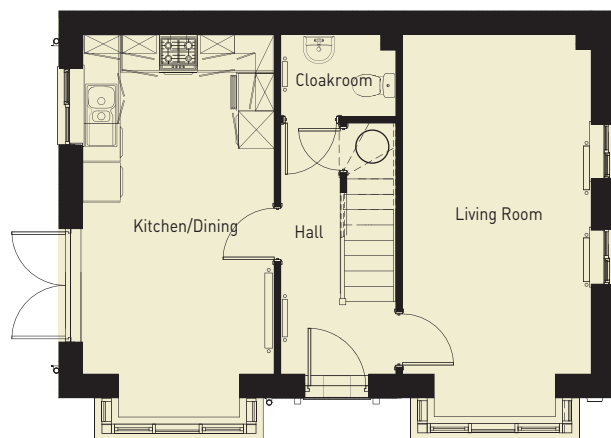
954 sqft

#### GROUND FLOOR

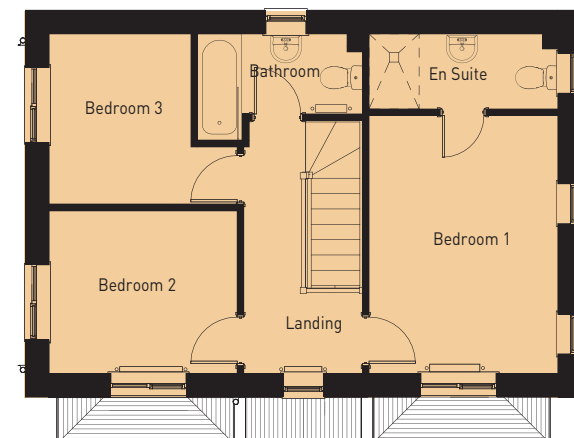
|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Living Room   | 19'1 x 10'      | 5.83 x 3.05m  |
| Kitchen/Diner | 19'1 x 10'      | 5.83 x 3.05m  |
| Cloaks        | 4'3 x 6'1       | 1.30 x 1.86m  |
| Hall          | 13'1 x 6'       | 4.01 x 1.83m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 13'7 x 10'      | 4.15 x 3.05m  |
| En suite      | 3'11 x 10'      | 1.20 x 3.05m  |
| Bedroom Two   | 8'7 x 9'10      | 2.63 x 3.00m  |
| Bedroom Three | 8'11 x 7'5      | 2.72 x 2.27m  |
| Bathroom      | 8'7 x 9'12      | 1.70 x 2.66m  |



GROUND FLOOR



FIRST FLOOR





# The Corwen II

## 4 Bedroom Detached Home with a single garage and garden

Ideal for families, this stunning four-bedroom detached home offers modern living throughout. The ground floor offers a spacious lounge, an open plan kitchen/breakfast room with French doors leading to the rear garden.

On the first floor, you will find the master bedroom complete with en-suite facilities, three further bedrooms and a family bathroom. The property benefits from an enclosed rear garden, driveway, and single garage.



### Room Sizes

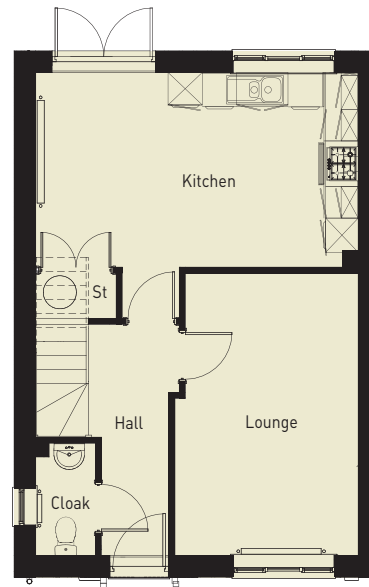
1022 sqft

#### GROUND FLOOR

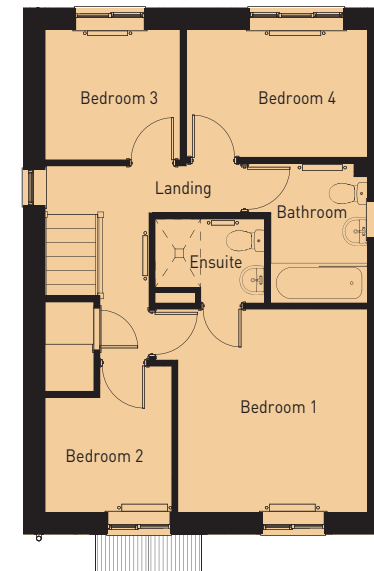
|             | <i>imperial</i> | <i>metric</i> |
|-------------|-----------------|---------------|
| Living Room | 11'1" x 16'1"   | 3.40m x 4.92m |
| Kitchen     | 19'3" x 10'8"   | 5.87m x 3.27m |
| Cloaks      | 3'5" x 6'5"     | 1.04m x 1.96m |
| Hall        | 4'6" x 16'1"    | 1.39m x 4.92m |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 12'11" x 12'6"  | 3.94m x 3.83m |
| En suite      | 7' x 3'11"      | 2.14m x 1.20m |
| Bedroom Two   | 7'3" x 8'4"     | 2.21m x 2.56m |
| Bedroom Three | 7'9" x 7'1"     | 2.36m x 2.17m |
| Bedroom Four  | 11'2" x 6'11"   | 3.40m x 2.12m |
| Bathroom      | 7'7" x 7'1"     | 2.32m x 2.17m |



GROUND FLOOR



FIRST FLOOR



# The Tenby

## 3 Storey Semi-Detached Home with a Private Driveway

The Tenby is a striking three-storey semi-detached home offering exceptional flexibility. The ground floor features a welcoming lounge and a stylish kitchen/dining room with French doors to the enclosed garden, plus a convenient cloakroom. The first-floor hosts two spacious double bedrooms, with the second bedroom benefiting from a large built-in wardrobe, and a contemporary family bathroom. The top-floor master suite includes an en-suite and a useful storage cupboard, while a private driveway completes this distinctive home.



### Room Sizes

1050 sqft

#### GROUND FLOOR

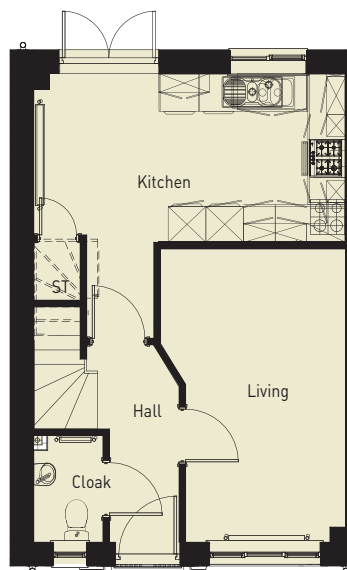
|             | <i>imperial</i> | <i>metric</i> |
|-------------|-----------------|---------------|
| Living Room | 15'5 x 9'7      | 4.70 x 2.94m  |
| Kitchen     | 8'11 x 16'2     | 2.72 x 4.95m  |
| Hall        | 10'2 x 3'8      | 3.12 x 1.13m  |
| Cloaks      | 5'6 x 3'8       | 1.69 x 1.13m  |

#### FIRST FLOOR

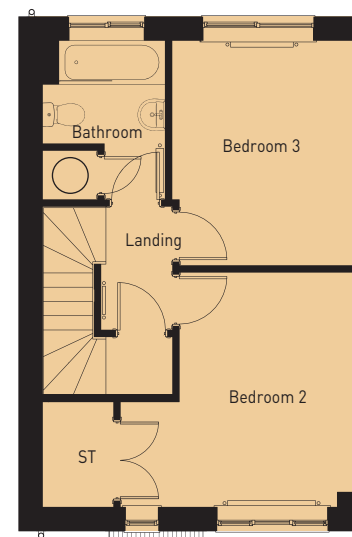
|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom Two   | 12'5 x 12'2     | 3.79 x 3.71m  |
| Bedroom Three | 11'11 x 9'5     | 3.63 x 2.89m  |
| Bathroom      | 8'4 x 6'6       | 2.56 x 2.00m  |

#### SECOND FLOOR

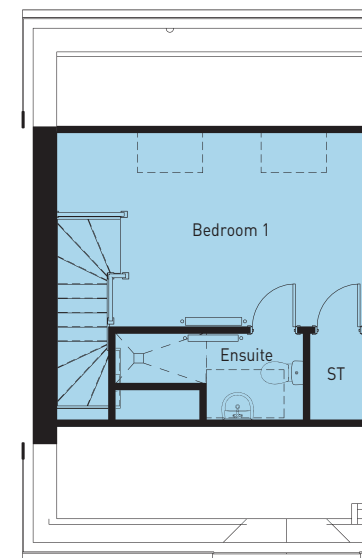
|             | <i>imperial</i> | <i>metric</i> |
|-------------|-----------------|---------------|
| Bedroom One | 10'2 x 16'4     | 3.12 x 5.00m  |
| Ensuite One | 6'8 x 9'11      | 2.04 x 3.03m  |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# The Armitage

## 3 Bedroom Detached Home with a Private Driveway with the option of a single garage on selected plots

The Armitage is a beautifully crafted three-bedroom home filled with natural light from its dual-aspect design. The ground floor features a lounge and a modern kitchen/dining area, with French doors connecting the space to the enclosed rear garden. A handy storage cupboard in the hallway adds practicality. Upstairs, the master bedroom benefits from a private en-suite, complemented by two further bedrooms and a stylish family bathroom. A private driveway completes this elegant and functional home.



### Room Sizes

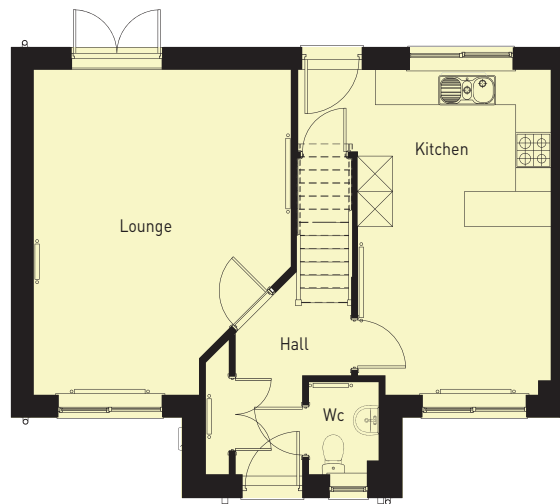
1139 sqft

#### GROUND FLOOR

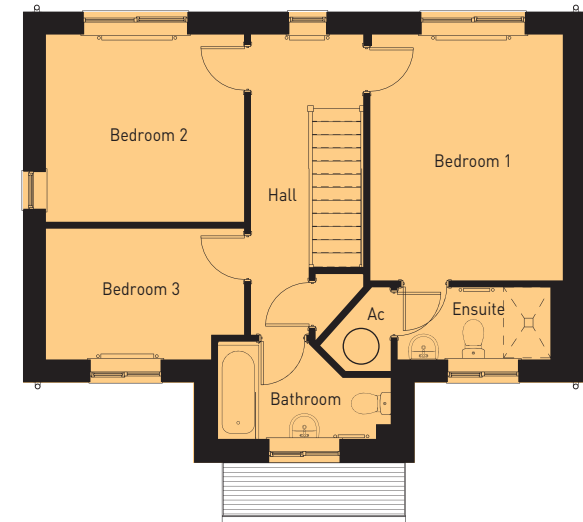
|         | <i>imperial</i> | <i>metric</i> |
|---------|-----------------|---------------|
| Lounge  | 18'3 x 14'6     | 5.58 x 4.42m  |
| Kitchen | 18'1 x 14'2     | 5.53 x 4.34m  |
| Hall    | 9'6 x 6'5       | 2.91 x 1.96m  |
| W/C     | 4'2 x 4'        | 1.28 x 1.23m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 13'10 x 10'10   | 4.23 x 3.32m  |
| Ensuite       | 4'2 x 9'4       | 1.27 x 2.86m  |
| Bedroom Two   | 10'7 x 11'2     | 3.23 x 3.42m  |
| Bedroom Three | 7'5 x 11'2      | 2.27 x 3.42m  |
| Bathroom      | 9'9 x 5'7       | 2.99 x 1.70m  |



GROUND FLOOR



FIRST FLOOR



# The Llanferres

## 4 Bedroom Detached Home with a Private Driveway and a Single Garage

The Llanferres is an impressive three-storey detached home designed for modern family living. The ground floor combines a spacious lounge with a contemporary kitchen/dining area opening onto the garden, plus a convenient cloakroom. The first floor features a double bedroom with en-suite, alongside two further bedrooms and a family bathroom. On the second floor, the master suite provides luxurious accommodation. A private driveway, single garage, and enclosed rear garden complete this home.



### Room Sizes

1240 sqft

#### GROUND FLOOR

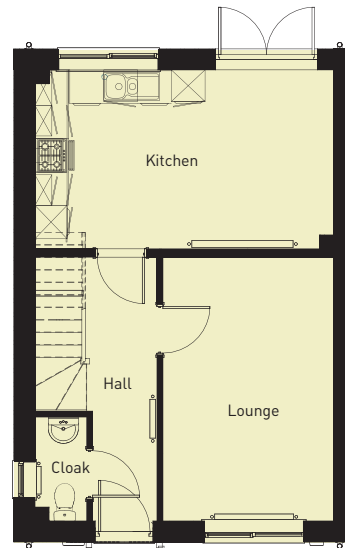
|         | <i>imperial</i> | <i>metric</i> |
|---------|-----------------|---------------|
| Lounge  | 15'9 x 10       | 4.80 x 3.07m  |
| Kitchen | 10'8 x 17'5     | 3.27 x 5.31m  |
| Hall    | 15'7 x 3'10     | 4.75 x 1.17m  |
| Cloaks  | 6'3 x 3'1       | 1.92 x 0.96m  |

#### FIRST FLOOR

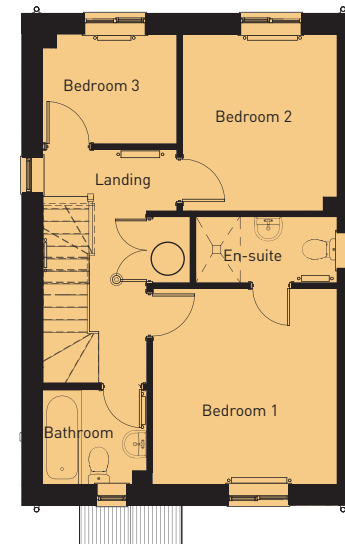
|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 11'8 x 11       | 3.57 x 3.36m  |
| Ensuite One   | 4' x 8'5        | 1.22 x 2.58m  |
| Bedroom Two   | 10'6 x 9'3      | 3.22 x 2.82m  |
| Bedroom Three | 6'7 x 8'        | 2.01 x 2.45m  |
| Bathroom      | 5'7 x 6'3       | 1.70 x 1.91m  |

#### SECOND FLOOR

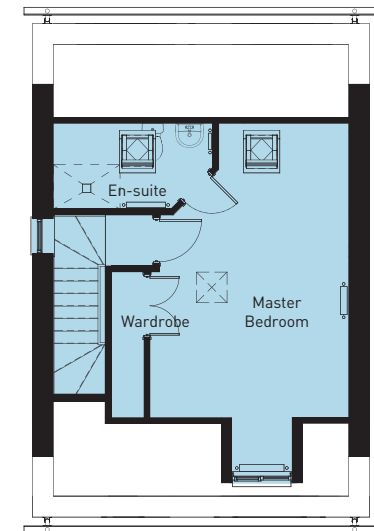
|            | <i>imperial</i> | <i>metric</i> |
|------------|-----------------|---------------|
| Master Bed | 20'11 x 11'10   | 6.39 x 3.61m  |
| Ensuite    | 5'1 x 9'6       | 1.57 x 2.91m  |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# The Richmond I

## 4 Bedroom Detached Home with a Single Integral Garage

The Richmond 1 is a stylish four-bedroom detached home offering a superb balance of space and comfort. A welcoming front lounge provides a relaxing retreat, while the expansive kitchen/dining room to the rear opens onto a patio and enclosed garden. Upstairs, two bedrooms benefit from en-suite shower rooms, complemented by two further bedrooms and a contemporary family bathroom. A private driveway and integral garage enhance convenience and practicality.



### Room Sizes

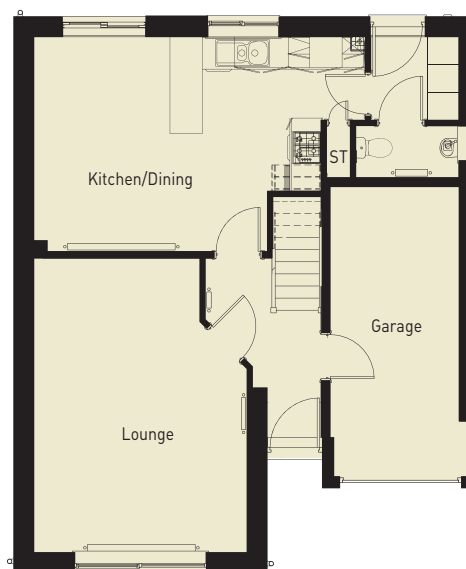
1318 sqft

#### GROUND FLOOR

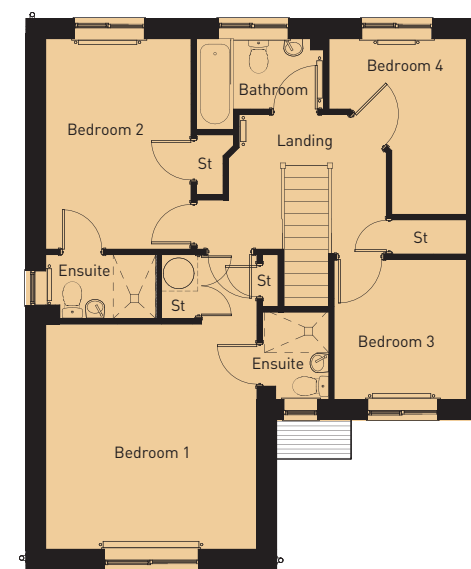
|                | <i>imperial</i> | <i>metric</i> |
|----------------|-----------------|---------------|
| Lounge         | 18'1 x 13'1     | 5.52 x 4.01m  |
| Kitchen/Dining | 13'3 x 20'3     | 4.04 x 6.19m  |
| Utility        | 5'2 x 5'4       | 1.58 x 1.63m  |
| Cloaks         | 3'5 x 6'3       | 1.05 x 1.91m  |
| Hall           | 11'6 x 7'       | 3.52 x 2.14m  |
| Garage         | 17'7 x 7'10     | 5.38 x 2.41m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 14' x 13'1      | 4.27 x 4.00m  |
| En-suite One  | 4'2 x 5'5       | 1.27 x 1.67m  |
| Bedroom Two   | 13'1 x 9'       | 3.99 x 2.76m  |
| Ensuite Two   | 4' x 6'9        | 1.23 x 2.06m  |
| Bedroom Three | 8'9 x 8'3       | 2.67 x 2.52m  |
| Bedroom Four  | 10'11 x 8'7     | 3.34 x 2.62m  |
| Bathroom      | 7'10 x 5'8      | 2.41 x 1.74m  |



GROUND FLOOR



FIRST FLOOR





# The Richmond II

## 4 Bedroom Detached Home with a Private Driveway and a Single Garage

The Richmond 2 is a spacious four-bedroom detached home perfectly suited to growing families. Inside, a generous lounge and separate study or playroom provides flexible living, while the large kitchen/dining room opens onto an enclosed rear garden. Upstairs features four bedrooms, including two with en-suite shower rooms, plus a modern family bathroom. A private driveway leading to a single garage completes this impressive family home.



### Room Sizes

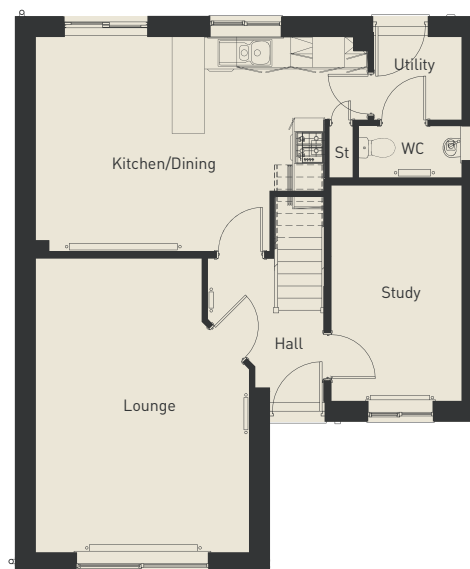
1433 sqft

#### GROUND FLOOR

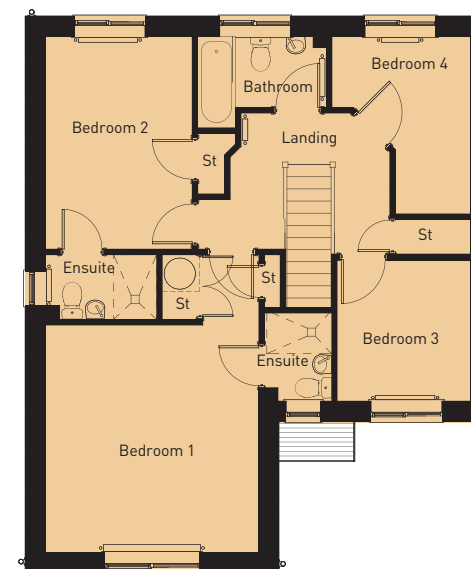
|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Lounge        | 18'4 x 13'      | 5.60 x 3.98m  |
| Kitchen/Diner | 13'2 x 20'3     | 4.02 x 6.19m  |
| Utility       | 6' x 5'5        | 1.83 x 1.67m  |
| Cloaks        | 3'4 x 6'4       | 1.02 x 1.95m  |
| Hall          | 9'4 x 7'        | 2.85 x 2.14m  |
| Study         | 13'4 x 8'       | 4.05 x 2.46m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 14' x 13'1      | 4.27 x 4.00m  |
| Ensuite One   | 5'7 x 4'2       | 1.67 x 1.27m  |
| Bedroom Two   | 13'1 x 9'10     | 3.99 x 3.01m  |
| Ensuite Two   | 4' x 6'9        | 1.23 x 2.06m  |
| Bedroom Three | 8'9 x 8'3       | 2.67 x 2.52m  |
| Bedroom Four  | 10'11 x 8'7     | 3.34 x 2.62m  |
| Bathroom      | 7'10 x 5'8      | 2.41 x 1.74m  |



GROUND FLOOR



FIRST FLOOR



# The Gresford

## 4 Bedroom Detached Home with a Private Driveway and a Single Garage

The Gresford 2 is an exceptional four-bedroom detached home combining elegance with functionality. Two beautifully designed reception rooms with bay windows create impressive living spaces, while the modern kitchen/dining area features French doors opening onto a private patio and enclosed garden. Upstairs offers four generous bedrooms, including two with en-suite shower rooms, alongside a sleek family bathroom. A driveway and detached single garage complete this outstanding home.



### Room Sizes

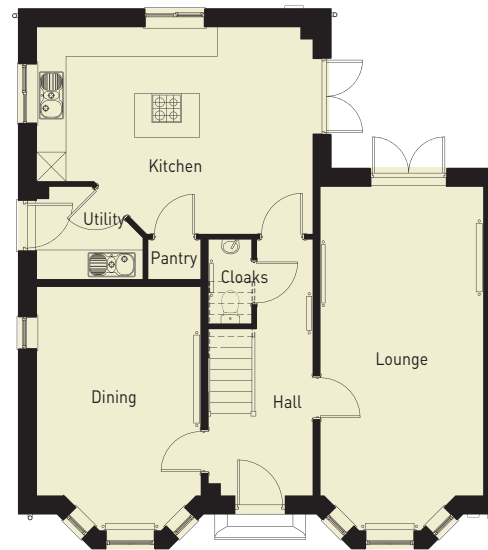
1486 sqft

#### GROUND FLOOR

|         | <i>imperial</i> | <i>metric</i> |
|---------|-----------------|---------------|
| Lounge  | 23' x 11'1      | 7.03 x 3.38m  |
| Dining  | 16'4 x 11'2     | 4.98 x 3.41m  |
| Hall    | 17'2 x 6'7      | 5.24 x 2.02m  |
| Kitchen | 13'10 x 18'6    | 4.23 x 5.64m  |
| Utility | 6'4 x 7'3       | 1.93 x 2.21m  |
| Cloaks  | 5'8 x 3'        | 1.75 x 0.92m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bedroom One   | 14'9 x 11'3     | 4.50 x 3.43m  |
| Ensuite One   | 5'9 x 7'2       | 1.76 x 2.20m  |
| Bedroom Two   | 11'1 x 11'6     | 3.40 x 3.52m  |
| Ensuite Two   | 7'5 x 6'9       | 2.27 x 2.07m  |
| Bedroom Three | 13' x 11'4      | 3.97 x 3.46m  |
| Bedroom Four  | 9'5 x 11'6      | 2.89 x 3.52m  |
| Bathroom      | 10'4 x 7'       | 3.15 x 2.15m  |



GROUND FLOOR



FIRST FLOOR

# The Conway

## 4 Bedroom Detached with a Private Driveway and a Single Garage

The Conway is a beautifully designed four-bedroom detached home, ideal for modern family living. Two versatile reception rooms offer space for a lounge, study or playroom, while the impressive open-plan kitchen, dining and sitting area forms the heart of the home, with Velux roof lights and French doors opening onto the garden. A utility room and cloakroom complete the ground floor. Upstairs, the master and second bedrooms feature en-suite shower rooms, alongside two further bedrooms and a contemporary family bathroom. A private driveway and single garage complete this attractive family home.



### Room Sizes

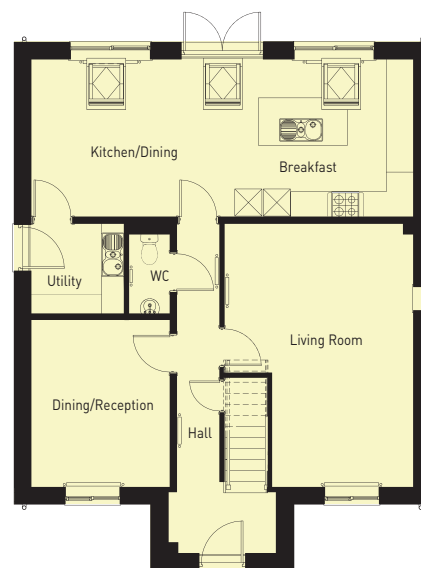
1672 sqft

#### GROUND FLOOR

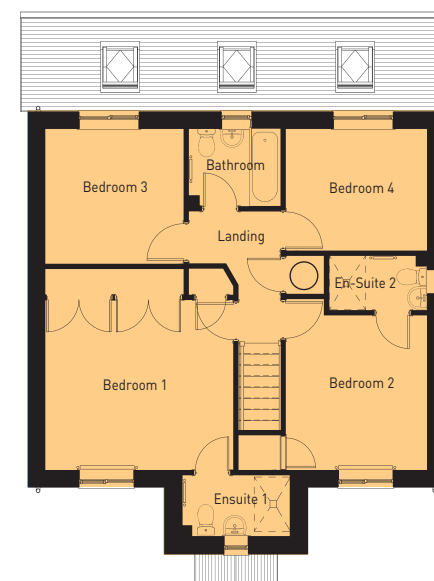
|                  | <i>imperial</i> | <i>metric</i> |
|------------------|-----------------|---------------|
| Living Room      | 13'5 x 19'1     | 4.10 x 5.83m  |
| Dining/Reception | 14'8 x 10'3     | 4.47 x 3.13m  |
| Kitchen/Diner    | 16'3 x 27'11    | 4.96 x 8.51m  |
| WC               | 4'2 x 4'11      | 1.29 x 1.50m  |
| Hall             | 7'11 x 23'11    | 2.43 x 7.29m  |
| Utility Room     | 5'2" x 4'2"     | 1.29 x 1.55m  |

#### FIRST FLOOR

|               | <i>imperial</i> | <i>metric</i> |
|---------------|-----------------|---------------|
| Bed One       | 12'6 x 13'9     | 3.81 x 4.20m  |
| Ensuite One   | 4'6 x 7'11      | 1.39 x 2.43m  |
| Bedroom Two   | 12'5 x 10'4     | 3.79 x 3.17m  |
| Ensuite Two   | 3'11 x 7'3      | 1.20 x 2.21m  |
| Bedroom Three | 9'11 x 10'2     | 3.03 x 3.11m  |
| Bedroom Four  | 8'11 x 10'4     | 2.74 x 3.17m  |
| Bathroom      | 5'7 x 6'9       | 1.70 x 2.07m  |



GROUND FLOOR



FIRST FLOOR





# Specifications

## INTERNAL FEATURES

- Internal walls painted in Almond White
- Internal white panelled doors with polished chrome effect door furniture
- Smooth skimmed ceiling
- Staircase to be painted white
- Wiring for satellite TV (Sky compatible)
- TV point to lounge (where applicable)
- White electrical sockets and pendant light fittings
- Broadband ultra fast network fibre to the premises (FTTP)

## EXTERNAL FEATURES

- Sealed double glazed white UPVC windows with French doors fitted
- High security insulated front and rear doors
- External light to front and rear entrance
- Up and over garage door (where applicable)
- Patio and pathways to be concrete paving flags
- Turf and landscaping to front
- Rear garden to be soiled and rotovated.
- Driveways to be tarmac
- All shared drives and parking areas to be tarmac

## KITCHEN

- Choice of kitchen from our range
- Choice of co-ordinating laminate worktops (quartz available as an upgrade)
- Stainless steel sink fitted
- LED downlights to kitchen area only (excluding dining/family area)

## APPLIANCES

- Built in oven
- Built in induction hob
- Integrated fridge freezer
- Integrated dishwasher (in 4 bed and above)
- Stainless steel 1.5 bowl sink and drainer unit

## BATHROOM & EN-SUITE

- White bathroom suite
- Pressurised mixer shower to en-suite (where applicable)
- Low profile tray with concealed waste
- Shower screen to enclosure
- Choice of co-ordinating wall tiles
- LED downlights to family bathroom and en-suites

## ENERGY SAVING FEATURES

- Air source heat pump
- Low energy light fittings throughout

## SAFETY AND SECURITY

- High security external doors and lockable windows
- Interconnected smoke detectors
- Fire sprinkler system
- 6ft high fencing to rear garden

## WARRANTIES

- SG Estates 2 year warranty
- NHBC 10 year Structural Warranty

Customers should note this illustration is an example. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Office during working hours and customers must check their individual specifications prior to making a reservation.

SG Estates give notice that the property particulars and related information on this site, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves before physical inspection as to their availability, or by physical inspection of the property in question or otherwise as to their accuracy or fit for purpose. Materials used may differ from plot to plot, including render and roof tile colours.

Please speak to your Sales Executive for further details.

## Trustgreen

As one of the UK's market leaders in open space management, Trustgreen has been appointed by SG Estates to maintain areas of grass, soft and hard landscaping, trees, hedgerows, footpaths, cycleways and shared driveways not covered by the local authority. Trustgreen provides a year-round service designed to ensure the long-term attractiveness of your development.

To deliver this service Trustgreen will charge each homeowner an equal share of the annual management cost, known as the annual management fee.

