

# KINNERTON MEADOWS

HIGHER KINNERTON

A STUNNING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



**elan**

HOMES YOU'LL LOVE INSIDE OUT<sup>®</sup>





## EVERYTHING IN ONE LOCATION

Kinnerton Meadows is an attractive development of 2, 3, 4 & 5 bedroom homes, nestled in the quaint village of Higher Kinnerton, Flintshire. Close to the border between Wales and England, this area provides the perfect location for growing families looking for a comfortable and stylish place to call home.

Named Flintshire's best kept village six times, Higher Kinnerton's idyllic setting at the foot of the Welsh mountains delivers picturesque views all-year-round. Towards the east you can see the spire tops of the historic city of Chester, whilst to the west lies the Clywdian range – an area of outstanding natural beauty.

### A CITY STEEPED IN HISTORY

Chester is just a short drive away, or a 30 minute bus journey using the regular service that frequents Higher Kinnerton.

The historic city features the largest Roman Amphitheatre, the oldest racecourse, a beautiful cathedral and fabulous shops within the medieval galleried two-tiered Rows. It is also home to the UK's number one zoo.

Throughout the year, Chester has a calendar full of fantastic events including music festivals, food festivals, sporting events, film & literature festivals and of course horse racing.

Whilst it may be famed for its past, the city is also renowned for its forward-thinking culinary offering and is home to a diverse range of restaurants from authentic tapas, hearty Italian, American BBQ as well as a Michelin gastronomic experience at the Chester Grosvenor – a luxurious hotel located in the centre and is one of four restaurants in the UK to have been awarded one or more Michelin stars consecutively for the past 27 years.



## A WELL CONNECTED PLACE TO CALL HOME

Higher Kinnerton boasts a number of amenities including a church, primary school, village hall, two public houses and a range of community groups including the scouts and the Women's Institute.

The surrounding area offers excellent secondary schools, including Castell Alun High School which is the largest secondary school in the county.

### FURTHER AFIELD

Kinnerton Meadows provides the best of both worlds. The Welsh towns of Wrexham and Mold are both within easy reach, whilst out-of-town shopping can also be found at Broughton Retail Park, only 10 minutes away.

For those who enjoy the outdoors, the Welsh countryside has plenty to keep the family active. Keen ramblers can enjoy the Clywdian range or tackle Wales' highest mountain, Snowdon.

### TRANSPORT LINKS

By car, the A55 can take you around the scenic coast of North Wales or lead you into Chester and the North West of England. You can be in the city of Manchester within an hour.

The nearest train stations are Buckley and Penyffordd, both offer regular services to Bidston and Wrexham. If you're wanting to go further afield, Chester station has direct trains to Liverpool, Manchester and London.

# KINNERTON MEADOWS

A stunning collection of 2, 3, 4 & 5 bedroom homes



Please note Elan Homes are an Ecological Aware developer and as such, many of our developments now have bird and bat boxes, please speak to the Sales Executive for further details on this development.

- MELLOR**  
5 bedroom detached home with integral double garage

**BRANDON**  
4 bedroom detached home with single garage or parking
- CHESHAM**  
4/5 bedroom detached home with integral double garage

**BUNBURY**  
4 bedroom detached home with detached single garage
- WESTON**  
5 bedroom detached home with integral double garage

**ALSTON**  
4 bedroom detached home with integral single garage
- BORDESLEY**  
4 bedroom detached home with integral single garage

**AVIEMORE**  
3 bedroom detached home with detached single garage/parking space
- STRATFORD**  
4 bedroom detached home with detached double garage

**FAIRFORD**  
3 bedroom detached home with detached single garage/parking space
- MILBURN**  
4 bedroom detached home with integral single garage

**HOWDEN**  
3 bedroom semi-detached home
- WOODALL**  
4 bedroom detached home with detached single garage

**AUDLEY**  
2 bedroom semi-detached / mews home
- AFFORDABLE HOMES**





## HOMES YOU'LL LOVE INSIDE OUT

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.

# KINNERTON MEADOWS SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	Regency	Regency Plus	Sovereign
<b>KITCHEN</b>			
Choice of modern quality fitted kitchen*	✓	✓	✓
Built-in single electric oven	✓	X	X
Built-in double oven	X	✓	✓
4 ring gas hob & canopy style cooker hood in stainless steel	✓	✓	X
5 ring gas hob and canopy cooker hood in stainless steel	X	X	✓
Built-in microwave	✓	✓	✓
Integrated fridge freezer **	✓	✓	✓
Integrated dishwasher	X	X	✓
Soft close kitchen cupboard doors	✓	✓	✓
Plumbing for washing machine	✓	✓	✓
Space for tumble dryer +	✓	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	✓	✓	✓
Pelmet lights	✓	✓	✓
Choice of floor tiling to kitchen area only and utility*	X	X	✓
<b>BATHROOM AND EN-SUITE</b>			
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Thermostatically controlled shower with low profile shower tray	✓	✓	✓
Choice of wall tiling to bathroom and en-suite/shower room*	✓	✓	✓
En-suite to master bedroom ++	✓	✓	✓
Chrome towel rail to bathroom	X	✓	X
Chrome towel rail to en-suite	X	✓	✓
Choice of vanities to bathroom and en-suite*	X	X	✓
Separate shower in bathroom/shower over bath +	✓	✓	✓

	Regency	Regency Plus	Sovereign
<b>GENERAL</b>			
Gas fire with surround where design allows	X	X	✓
Wardrobes to master bedroom	X	✓	✓
White painted interior doors with chrome furniture	✓	✓	✓
Downstairs cloakroom	✓	✓	✓
Magnolia finish to all walls	✓	✓	✓
Smooth finish to all ceilings	✓	✓	✓
<b>ELECTRICAL</b>			
TV point to lounge and family room/area +	✓	✓	✓
TV point to master bedroom, bedroom 2 and study/allocated bedroom	✓	✓	✓
TV point to remaining bedrooms	X	X	✓
Recessed spotlights to kitchen, bathroom, dressing room, en-suite and shower room +	✓	✓	✓
Chrome finish to sockets and switches to kitchen/family/dining area, lounge, hall and landing	X	X	✓
White sockets and switches to all areas	✓	✓	X
Telephone point to lounge and hall +	✓	✓	✓
Telephone point to study/allocated bedroom	✓	✓	✓
Shaver socket to en-suite +	✓	✓	✓
External light to front	✓	✓	✓
External light to rear	X	X	✓

	Regency	Regency Plus	Sovereign
<b>ENERGY SAVING FEATURES</b>			
Double glazed PVCu sealed units with adjustable ventilators to windows	✓	✓	✓
High efficiency gas central heating (Natural Gas)	✓	✓	✓
<b>SAFETY AND SECURITY</b>			
High security French doors with lockable handles to windows +	✓	✓	✓
Interconnected smoke detectors	✓	✓	✓
Electronic burglar alarm system	X	X	✓
24 hour customer care (2 years)	✓	✓	✓
Peace of mind with 10 year NHBC Warranty	✓	✓	✓



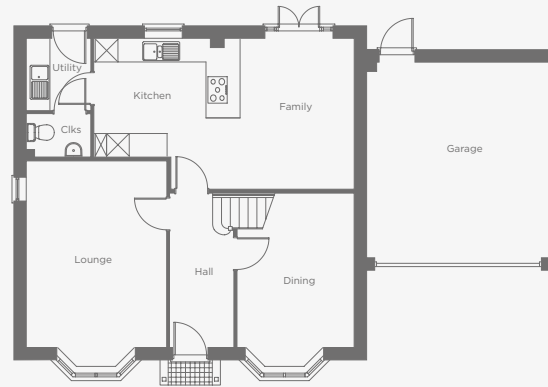
+ Where applicable  
 \*Subject to build stage  
 \*\* Audley & Howden have a free standing fridge freezer  
 ++ Excluding Audley & Howden



A substantial five bedroom detached home which offers luxury accommodation across two floors.

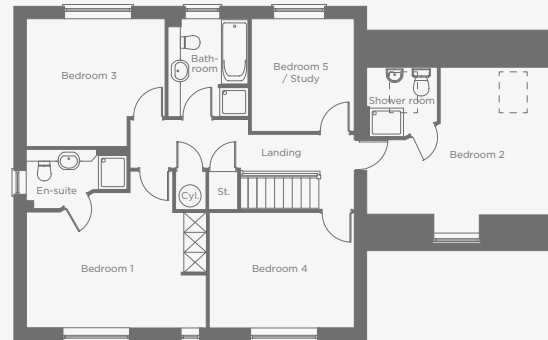
The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen/family room, utility room and downstairs cloaks.

Upstairs to the front of property you will find the master bedroom complete with en-suite facilities plus a second bedroom featuring a shower room. The remaining three bedrooms and family bathroom complete this floor.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	5.39m x 3.67m*	17'8" x 12'11"*
Dining	4.54m x 3.07m*	14'11" x 10'1"*
Kitchen/Family	6.85m x 3.94m*	22'6" x 12'11"*
Utility	1.88m x 1.67m	6'2" x 5'6"
Cloakroom	1.67m x 1.11m	5'6" x 3'8"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.72m x 4.11m*	15'6" x 13'6"*
En-suite	2.63m x 1.55m*	8'8" x 5'1"*
Bedroom 2	4.81m x 3.82m*	15'9" x 12'6"*
Shower Room	1.83m x 1.78m*	6'0" x 5'10"*
Bedroom 3	3.63m x 3.34m*	11'11" x 10'11"*
Bedroom 4	3.80m x 3.02m	12'5" x 9'11"
Bedroom 5/Study	2.94m x 2.68m	9'8" x 8'10"
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area - 1766 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.



# CHESHAM

## 4/5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN SPECIFICATION)



This prestigious four/five bedroom detached home offers well planned accommodation throughout.

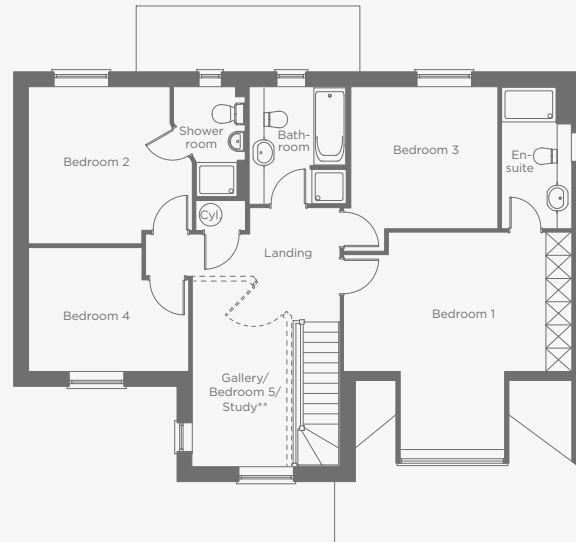
Consisting of an entrance hall, lounge with French doors leading out into the garden, dining room, kitchen/breakfast/family room with bi-fold doors, a handy utility plus a downstairs cloaks.

On the first floor a galleried landing offers optional change to a fifth bedroom or a study\*\*. The master bedroom features en-suite facilities whilst the second bedroom boasts a shower room. The remaining two bedrooms and a family bathroom complete the first floor of this home.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.85m x 4.46m	15'11" x 14'8"
Dining	4.09m x 3.48m*	13'5" x 11'5"**
Kitchen/Breakfast/Family	5.22m x 4.59m*	17'1" x 15'1"**
Utility	2.48m x 1.60m	8'2" x 5'3"
Cloakroom	1.73m x 1.11m	5'8" x 3'8"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	5m x 4.99m*	16'5" x 16'5"**
En-suite	3.09m x 1.52m	10'2" x 5'0"
Bedroom 2	3.57m x 3.43m*	11'9" x 11'3"**
Shower Room	2.39m x 1.55m*	7'10" x 5'1"**
Bedroom 3	3.21m x 3.09m*	10'6" x 10'2"**
Bedroom 4	3.50m x 2.69m*	11'6" x 8'10"**
Gallery/Bedroom 5/Study	4.08m x 2.19m*	13'5" x 7'2"**
Bathroom	2.55m x 2.10m	8'4" x 6'11"

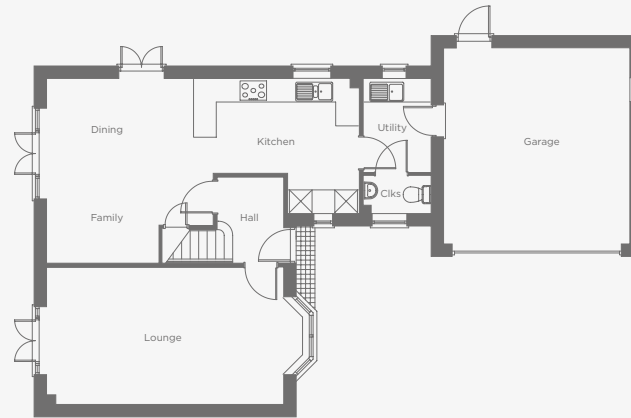
Total Area - 1765 sq ft

\*Indicates maximum dimension

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\*\* Subject to build stage.

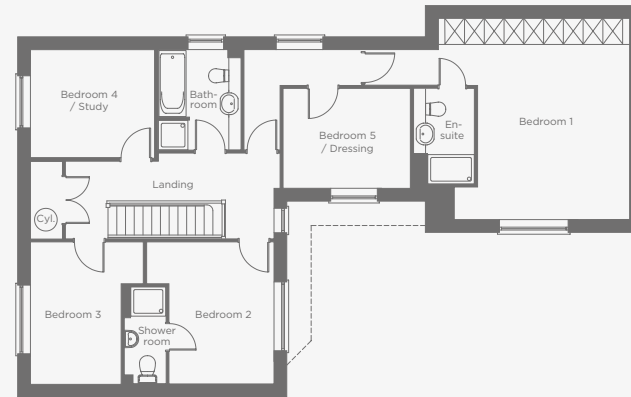
# WESTON SPECIAL

## 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN SPECIFICATION)



### GROUND FLOOR

	Metres	Feet/inches
Lounge	6.72m x 3.59m*	22'1" x 11'9"*
Kitchen/Dining/Family	8.22m x 4.84m*	27'0" x 15'10"*
Utility	2.45m x 1.75m	8'0" x 5'9"
Cloakroom	1.75m x 0.97m	5'9" x 3'2"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	5.14m x 4.87m*	16'10" x 16'0"*
En-suite	2.44m x 1.55m	8'0" x 5'1"
Bedroom 2	3.63m x 3.24m*	11'11" x 10'8"*
Shower Room	2.48m x 1.05m	8'2" x 3'5"
Bedroom 3	3.63m x 2.88m*	11'11" x 9'5"*
Bedroom 4/Study	3.16m x 2.76m	10'4" x 9'1"
Bedroom 5/Dressing	3.25m x 2.54m	10'8" x 8'4"
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area - 1759 sq ft

\*Indicates maximum dimension

An impressive five bedroom detached home which offers luxury accommodation for all.

The ground floor consists of an entrance hall, spacious lounge, open-plan kitchen/family/dining room with French doors leading out to the garden plus a utility room and downstairs cloaks.

The first floor comprises an impressive master bedroom complete with en-suite, the second bedroom with shower room facilities and the remaining three bedrooms which are served by a family bathroom.

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# BORDESLEY

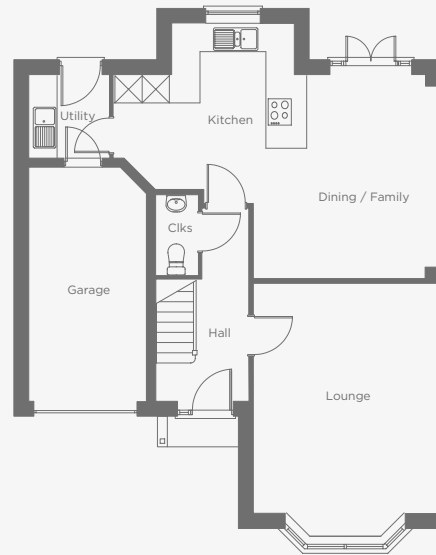
## 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY PLUS SPECIFICATION)



This superb four bedroom detached home offers light and airy accommodation throughout, with the benefit of a single garage.

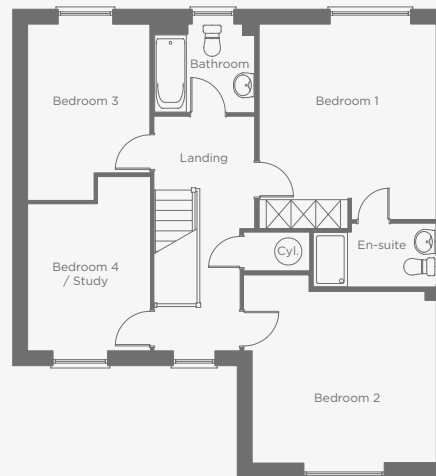
The ground floor comprises an entrance hall, a lounge to the front of the home, open-plan kitchen/dining/family room with French doors opening out to the garden, cloakroom and a utility room.

On the first floor the master bedroom has the convenience of an en-suite, whilst the family bathroom serves the remaining three bedrooms.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	5.53m x 4.00m*	18'2" x 13'2"*
Kitchen/Dining/Family	7.10m x 5.58m*	23'4" x 18'4"*
Utility	1.82m x 1.74m	6'0" x 5'9"
Cloakroom	1.75m x 0.92m	5'9" x 3'0"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.48m x 3.86m*	14'9" x 12'8"*
En-suite	2.67m x 1.38m*	8'9" x 4'6"*
Bedroom 2	4.20m x 4.12m*	13'9" x 13'6"*
Bedroom 3	3.85m x 2.67m*	12'7" x 8'9"*
Bedroom 4/Study	3.20m x 2.67m*	10'6" x 8'9"*
Bathroom	2.19m x 1.91m	7'2" x 6'3"

Total Area - 1497 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

# STRATFORD

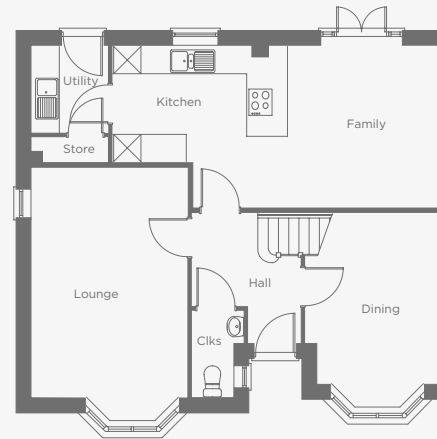
4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (REGENCY PLUS SPECIFICATION)



The Stratford is a spacious family home with a striking exterior that would appeal to many prospective buyers.

Inside, the ground floor features a separate lounge and dining room at the front of the property and to the rear, there is a modern open-plan kitchen and family room, together with a separate utility room.

Upstairs, there's a family bathroom and four generously sized bedrooms, one of which could also be used as a study. The master bedroom benefits from an en-suite.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.54m x 3.42m*	18'2" x 11'3"*
Dining	4.24m x 2.90m*	13'11" x 9'6"*
Kitchen/Family	7.15m x 3.54m*	23'5" x 11'7"*
Utility	1.90m x 1.67m	6'3" x 5'6"
Cloakroom	1.90m x 0.9m	6'3" x 2'11"



## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.42m x 4.04m*	14'6" x 13'3"*
En-suite	2.63m x 1.55m*	8'8" x 5'1"*
Bedroom 2	3.63m x 2.93m*	11'11" x 9'7"*
Bedroom 3	2.98m x 2.55m	9'9" x 8'4"
Bedroom 4/Study	4.40m x 2.72m*	14'5" x 8'11"*
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area - 1454 sq ft

\*Indicates maximum dimension

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# MILBURN

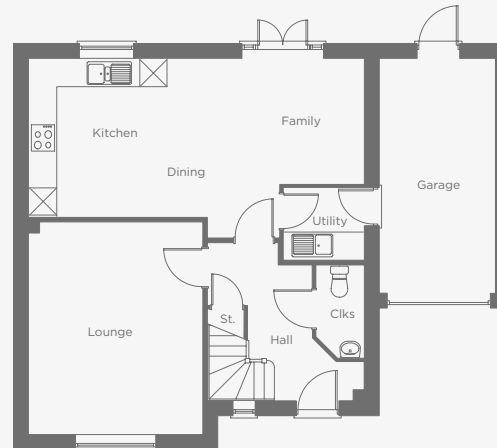
## 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY SPECIFICATION)



The four bedroom detached Milburn home is perfect for families looking to live in comfort and style.

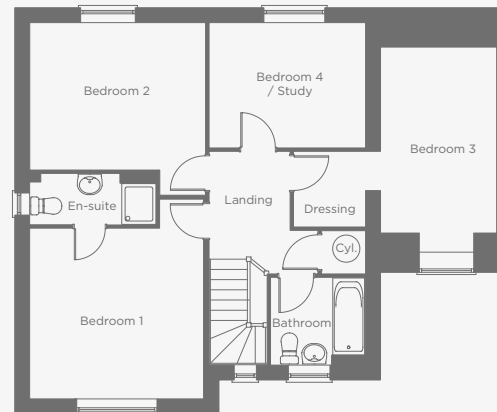
It is an attractive property which features an entrance hall, large lounge to the front, a handy cloakroom and a spacious open-plan kitchen/dining/family area with a utility room.

Upstairs, the master bedroom boasts an exquisite en-suite bathroom. Three further bedrooms and a modern family bathroom complete this floor.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.64m x 3.79m	15'3" x 12'5"
Kitchen/Dining/Family	7.36m x 3.91m*	24'2" x 12'10"*
Utility	1.75m x 1.56m	5'9" x 5'1"
Cloakroom	2.02m x 1.03m	6'7" x 3'5"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.79m x 3.72m*	12'5" x 12'3"*
En-suite	2.75m x 1.10m	9'0" x 3'7"
Bedroom 2	3.84m x 3.21m*	12'7" x 10'6"*
Bedroom 3	4.10m x 2.51m*	13'2" x 8'3"*
Bedroom 4/Study	3.41m x 2.72m	11'2" x 8'11"
Bathroom	2.06m x 1.90m	6'9" x 6'3"

Total Area - 1399 sq ft

\*Indicates maximum dimension

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# WOODHALL

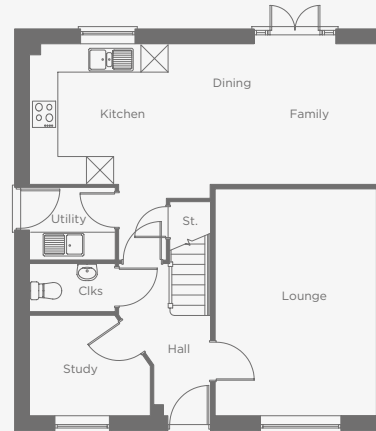
## 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY SPECIFICATION)



The Woodhall is a beautiful four bedroom property which features an open-plan kitchen, dining and family space at the heart of this family home with French doors to the garden.

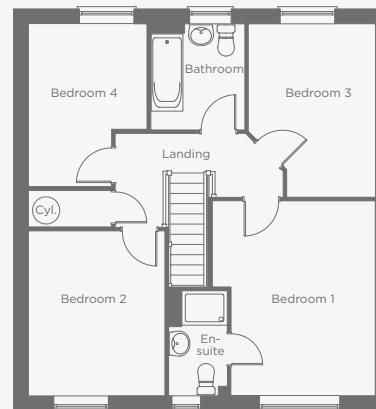
On the ground floor there's also a separate lounge to the front of the house and on the other side a study. Just off the kitchen is a handy utility room plus a downstairs cloakroom.

Upstairs, there's the master bedroom with an en-suite shower room, plus three more good sized bedrooms and the family bathroom.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.95m x 3.51m	16'3" x 11'6"
Kitchen/Dining/Family	7.60m x 3.05m*	24'11" x 10'0"*
Study	2.62m x 2.18m*	8'7" x 7'2"*
Utility	1.85m x 1.56m	6'1" x 5'2"
Cloakroom	1.85m x 1.04m	6'1" x 3'5"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.26m x 3.56m*	14'0" x 11'8"*
En-suite	2.29m x 1.27m	7'6" x 4'2"
Bedroom 2	3.60m x 2.98m	11'10" x 9'9"
Bedroom 3	3.87m x 2.76m*	12'5" x 9'1"*
Bedroom 4	3.56m x 2.58m*	11'8" x 8'5"*
Bathroom	2.30m x 2.05m	7'7" x 6'9"

Total Area - 1350 sq ft

\*Indicates maximum dimension

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# BRANDON

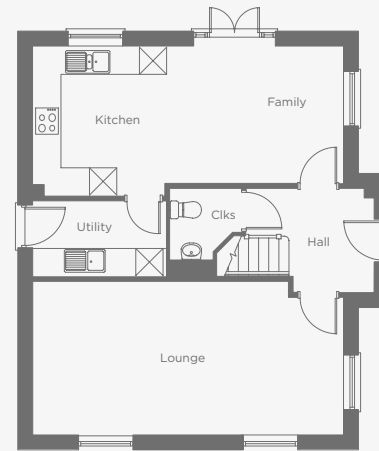
4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE / PARKING SPACE (REGENCY SPECIFICATION)



This stylish four bedroom detached home benefits from well-planned accommodation and includes a detached single garage/ parking space.

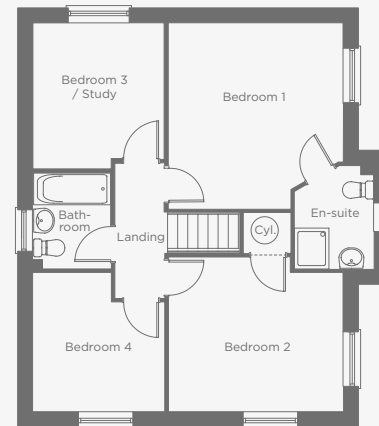
The ground floor consists of a spacious open-plan kitchen/dining/ family room with French doors offering access to the rear garden, a large lounge, cloakroom and utility room complete downstairs.

The first floor has four bedrooms, including three double bedrooms, one which would make an ideal study, whilst the master bedroom benefits from en-suite facilities. The first floor accommodation is completed with a family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	6.80m x 3.34m*	22'4" x 10'11"*
Kitchen/Family	6.80m x 3.26m*	22'4" x 10'8"*
Utility	2.91m x 1.63m	9'6" x 5'4"
Cloakroom	1.58m x 1.54m*	5'2" x 5'1"*



## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m x 3.82m*	13'4" x 12'7"*
En-suite	2.25m x 1.72m*	7'5" x 5'8"*
Bedroom 2	3.82m x 3.38m*	12'7" x 11'1"*
Bedroom 3/Study	3.18m x 2.88m*	10'5" x 9'5"*
Bedroom 4	3.03m x 2.88m*	9'11" x 9'5"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1298 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note Plot 17 has no garage.

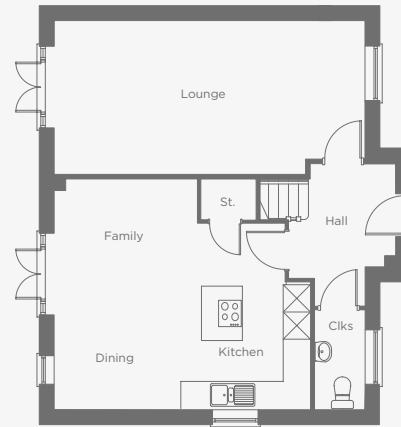
# BUNBURY

## 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY SPECIFICATION)



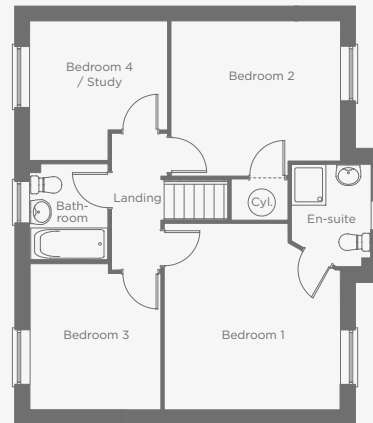
This attractive four bedroom home offers all the space you need for comfortable and relaxed family life.

The ground floor consists of a large lounge with French doors leading out to the garden, a kitchen/dining/family area also with French doors, and a cloakroom. On the first floor you'll find the master bedroom with en-suite facilities. Completing the first floor is a family bathroom and three further bedrooms.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	6.80m x 3.34m*	22'4" x 10'11"*
Kitchen/Dining/Family	5.62m x 5.04m*	18'5" x 16'6"*
Cloakroom	2.16m x 1.08m	7'1" x 3'6"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m x 3.84m*	13'4" x 12'7"*
En-suite	2.23m x 1.72m*	7'4" x 5'8"*
Bedroom 2	3.70m x 3.38m*	12'1" x 11'1"*
Bedroom 3	3.18m x 2.85m*	10'5" x 9'4"*
Bedroom 4/Study	3.03m x 3.00m*	9'11" x 9'10"*
Bathroom	2.10m x 1.69m	6'11" x 5'7"

Total Area - 1298 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

# ALSTON

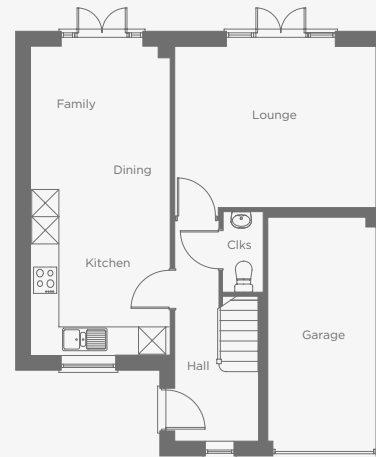
## 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY SPECIFICATION)



The Alston is a comfortable four bedroom detached property which is ideal for families in need of space.

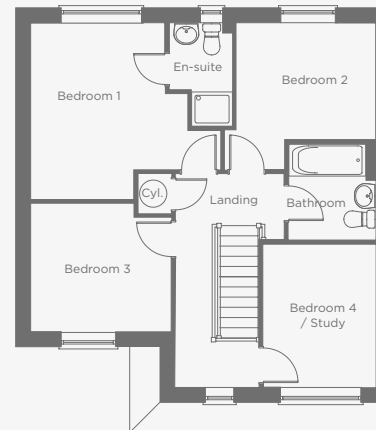
This attractive home features an entrance hall, a large open-plan kitchen/dining/family area with French doors opening out into the garden, a lounge to the rear also with French doors and a handy cloakroom.

Upstairs boasts a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom complete this floor.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.39m x 3.52m*	14'5" x 11'6"*
Kitchen/Dining/Family	6.76m x 3.03m*	22'2" x 9'11"*
Cloakroom	1.78m x 0.85m	5'10" x 2'9"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.89m x 2.93m*	12'9" x 9'7"*
En-suite	2.25m x 1.38m*	7'4" x 4'6"*
Bedroom 2	3.21m x 3.04m*	10'6" x 10'0"*
Bedroom 3	3.07m x 2.80m*	10'1" x 9'2"*
Bedroom 4/Study	3.13m x 2.46m	10'3" x 8'1"
Bathroom	2.10m x 1.90m	6'11" x 6'3"

Total Area - 1125 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.



# AVIEMORE

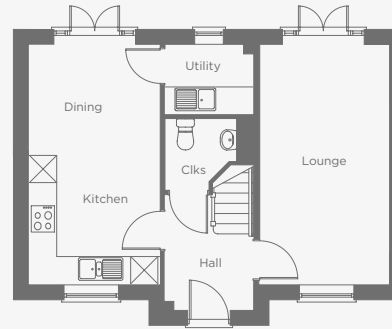
3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE / PARKING SPACE (REGENCY SPECIFICATION)



The Aviemore is an impressive three bedroom home which boasts an attractive dual aspect design, offering a traditional appearance.

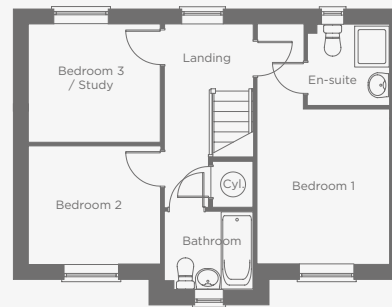
The format on the ground floor includes a spacious lounge, a cloakroom and an open-plan kitchen/dining room with French doors that lead out into the garden plus a utility room.

Upstairs are three bedrooms and a contemporary family bathroom. The master bedroom also benefits from an en-suite shower room.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m*	17'3" x 9'5"*
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m x 1.57m*	5'2" x 5'2"*



## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.39m x 2.88m*	11'1" x 9'5"*
En-suite	1.77m x 1.76m	5'10" x 5'9"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

Total Area - 933 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note Plot 18 has no garage.



# FAIRFORD

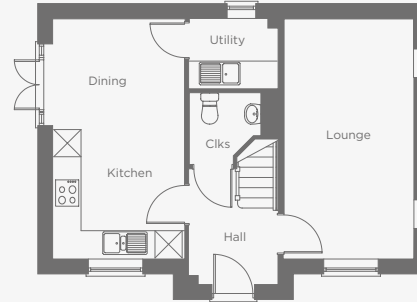
3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE/PARKING SPACE (REGENCY SPECIFICATION)



Ideal for young families, this stunning three bedroom home offers modern living throughout.

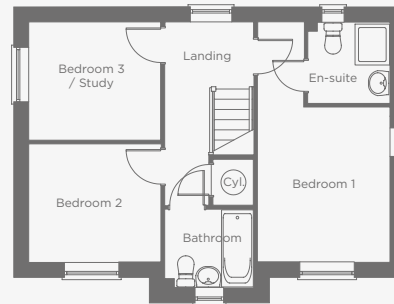
The ground floor offers a spacious lounge, an open-plan kitchen/dining room with French doors leading to the garden, a handy utility room and cloakroom.

Upstairs you will find the master bedroom complete with en-suite, two further double bedrooms and a family bathroom.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m*	17'3" x 9'5"*
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m x 1.57m*	5'2" x 5'2"*



## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.39m x 2.88m*	11'1" x 9'5"*
En-suite	1.77m x 1.76m	5'10" x 5'9"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

Total Area - 933 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans

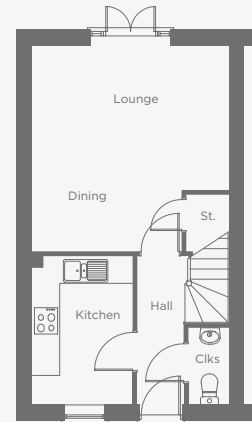
# HOWDEN

## 3 BEDROOM SEMI-DETACHED HOME (REGENCY SPECIFICATION)



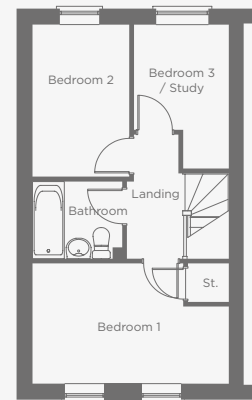
Walk through the front door of this lovely home and you enter a welcoming hallway. Off which you'll discover a smart kitchen and convenient cloakroom to the front of the house. Plus, at the rear of the property is a spacious lounge and dining area with French doors leading to the garden.

Upstairs, there's a landing leading to a good-sized master bedroom; two more bedrooms, one of which would make a great study or child's bedroom, plus a family bathroom.



### GROUND FLOOR

	Metres	Feet/inches
Lounge / Dining	4.53m x 4.32m*	14' 10" x 14' 2"*
Kitchen	3.28m x 2.21m*	10' 9" x 7' 3"*
Cloakroom	1.70m x 0.89m	5' 7" x 2' 11"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.32m x 2.65m*	14' 2" x 8' 8"*
Bedroom 2	3.35m x 2.13m	11' 0" x 7' 0"
Bedroom 3 / Study	3.17m x 2.09m*	10' 5" x 6' 10"*
Bathroom	1.98m x 1.70m	6' 6" x 5' 7"

Total Area - 750 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.

# AUDLEY

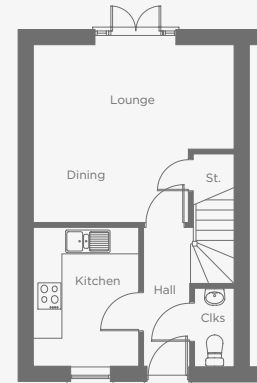
## 2 BEDROOM SEMI-DETACHED HOME (REFER TO SALES EXECUTIVE FOR SPECIFICATION)



The Audley is a fantastic two bedroom property which is perfect for young professionals and small families.

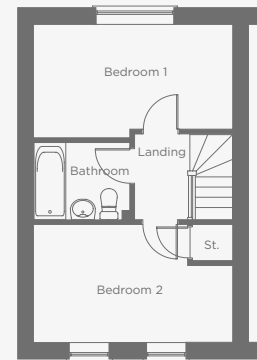
Upon entering the home, the hallway leads to contemporary kitchen at the front of the property, as well as a cloakroom. An open-plan lounge and dining area can be found at the rear, with French doors opening out into the garden.

The first floor offers two excellent sized bedrooms, alongside a stylish bathroom.



### GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	4.39m x 3.85m*	14'5" x 12'8"*
Kitchen	3.06m x 2.28m*	10'0" x 7'6"*
Cloakroom	1.7m x 0.92m	5'7" x 3'0"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.39m x 2.50m*	14'5" x 8'2"*
Bedroom 2	4.39m x 2.60m*	14'5" x 8'6"*
Bathroom	2.11m x 1.70m	6'11" x 5'7"

Total Area - 675 sq ft

\*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. \* Refer to Sales Executive for further specification details. Plots 6, 7, 53 & 54 are Baronial Specification.



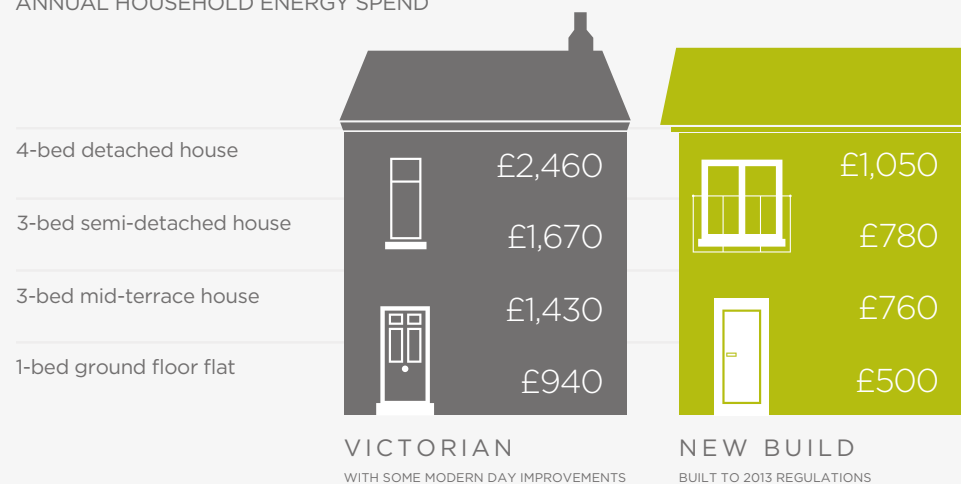
## GREEN SPACE, LIVING SPACE, YOUR SPACE

All our lovely homes are built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the building stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub suggests that families living in a four-bedroom home built to 2013 stands are likely to spend £1,050 on energy bills - that's £1,410 less than those living in an upgraded Victorian property.

### BENEFITS OF BUYING NEW ANNUAL HOUSEHOLD ENERGY SPEND



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information. Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.

# OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

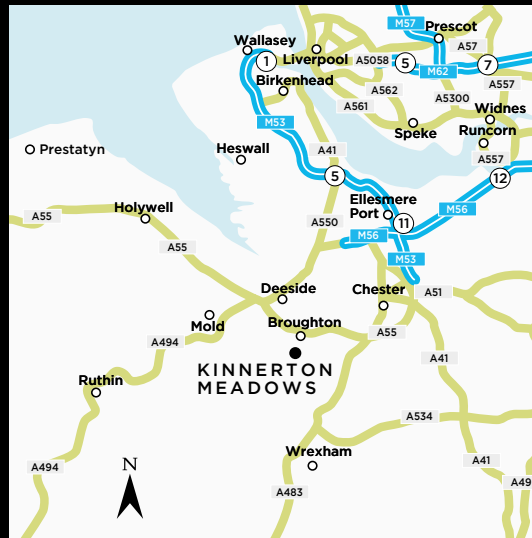
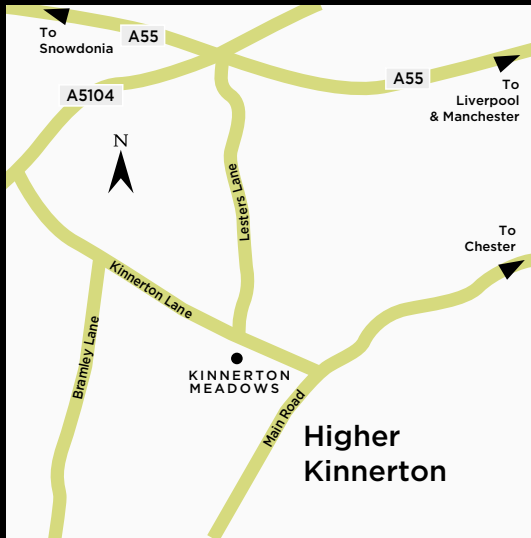
Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan Home.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is continuous product and specification development, the information contained in the brochure is subject to change without notice. Every effort has been made to preserve the accuracy of this leaflet, you are recommended to consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance but their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask sales executive for further information. February 2018.



1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with customer service via our Customer Care Team, their contact details and our out-of-hours emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.





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