



D'URTON  
GRANGE



## Welcome to D'Urton Grange

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Located in the sought-after suburb of Fulwood, D'Urton Grange features a range of stunning two, three and four bedroom homes.

Situated on the edge of Preston, D'Urton Grange provides the best of both worlds, enjoying semi-rural living whilst being close enough to take advantage of all that Preston has to offer.

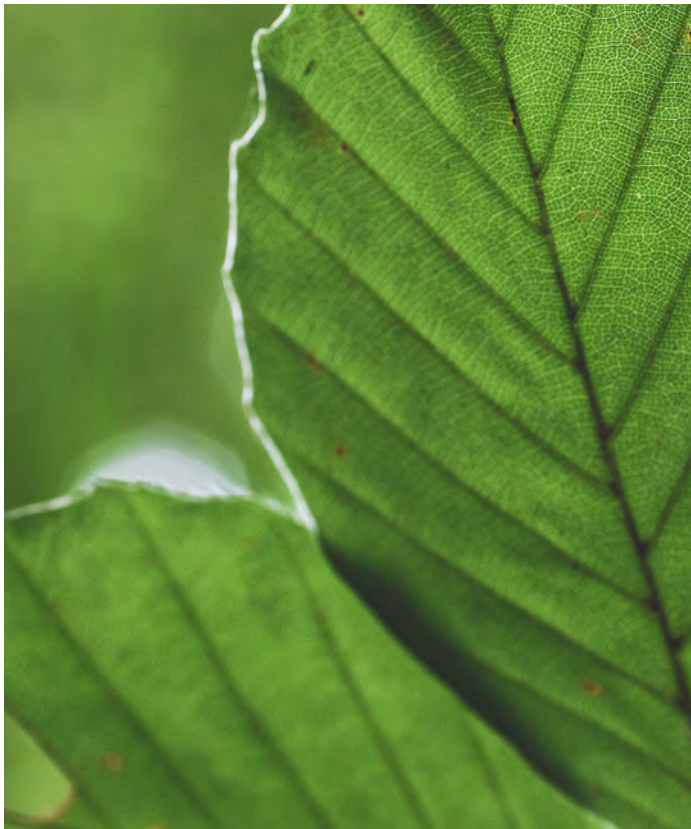
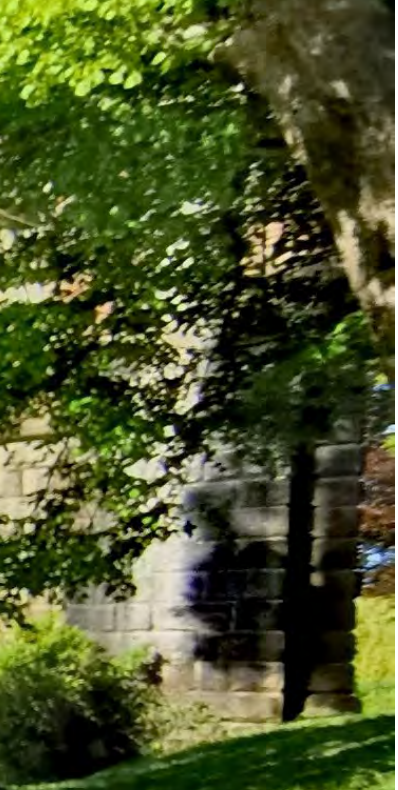
Every home has been thoughtfully designed by us with you in mind, from the external features such as stunning brick detailing, high quality sandstone plinths, headers and cills through to the contemporary living spaces inside with open plan living areas.

Homes at D'Urton Grange bring you the best available finishing touches to help you create your own inspirational home.









## Enjoying life in Fulwood & Preston

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Awarded city status to celebrate the 50th Jubilee of Queen Elizabeth II, Preston is a vibrant and growing city in the heart of Lancashire. Nestled on the banks of the River Ribble, with the Forest of Bowland forming the backdrop of the city, Preston has a host of local beauty spots to discover.

Brockholes Nature Reserve is a firm favourite amongst locals with over 250 acres of nature reserve to explore, and often features outdoor theatre productions, weekly pram walks for new parents and The Kestrel Kitchen for hot drinks and homemade snacks. There is also the variety of the Preston Guild Wheel, a 21-mile trail which surrounds the city, providing plenty of activity opportunities for those who enjoy being outdoors.

Preston City Centre offers a host of attractions for those who prefer more lively entertainment, from a high street filled with brand names and independent shops alike, to art and culture attractions such as the Harris Museum. The city also has a Marina, complete with further eateries, a cinema, gym and out of town shopping.

The local area around D'Urton Grange is dotted with popular pubs and eateries. Just a short walk away is the Anderton Arms, where you can experience the warm sense of community whilst enjoying the great food, service and broad selection of ales.





## Location & Lifestyle

Where we decide to build our homes is important to us as we know there's more to creating the perfect home than just the property itself. Our locations are chosen to continue the strength of local community and to meet your modern lifestyle expectations.

Our offer is always to believe that everyone should have the opportunity to purchase their own home, and so we offer a range of purchase options including Shared Ownership as a method to purchase your very own home.



### Transport

For commuters, D'urton Grange is well connected to all major routes. The M55 motorway, a few minutes' drive away, provides access to Blackpool, while the M6 connects Lancaster and Manchester. Locally, the A6 connects Fulwood to the rest of Preston and further afield to Lancashire. Fulwood is served by regular bus services to the city, and Preston Railway Station provides links to London, Glasgow, Liverpool and Manchester.

And with less than an hours drive to both Manchester Airport as well as Liverpool John Lennon Airport you have the international door step close by.

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## Shopping



Locally, there are several convenience stores close to D'Urton Grange, including a post office, banks and a handful of small shops. Over at nearby Fulwood Retail Park, you'll find popular high street names including Aldi, B&M and Costa Coffee to name but a few.

Head a little further afield into Preston, and you'll be spoiled for choice. There are two main shopping areas in the city – Fishergate and Friargate, with two large indoor malls.

Preston Market provides a modern shopping experience under the restored 1875 Market canopy. The Market has been updated to include a market hall, outdoor market and for the eco-conscious shopper, market stalls selling thrifted clothing and reclaimed furniture, as well as the innovative Box Market trading from upgraded shipping containers.

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## Leisure and Attractions

For location, D'Urton Grange couldn't be better placed. You'll have the delights of the city of Preston within easy reach while The Cockshott, Holland and Mosney Woods are all within a short distance from the development, offering tranquil, traffic-free walks through ancient woodlands, a popular spot for runners, walkers and dog walkers.

Preston City Centre hosts a range of cafés, bars and shops to enjoy. Or take a stroll around the Harris Museum, Art Gallery and Library, where you'll be immersed in a stunning collection of art and historical objects.



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## Education



At Laurus, we understand the importance of education, and being close to excellent schools is a key factor for many families when considering buying a new home.

Fulwood offers your little one's exceptional education with six Ofsted 'Outstanding' schools right on your doorstep.

For high schools, Broughton High School has built upon the traditions of high academic standards within a caring and supportive environment, which has earned it an 'Outstanding' grading from Ofsted and remains a popular choice in Fulwood.



## Why buy a new home?

There are several advantages of buying a new build home that an older property simply doesn't offer. Not only can new build homes offer a variety of ways to buy, but they are also designed for modern-day lifestyles.

CONSUMER  
CODE FOR  
HOME BUILDERS

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



Registered developer



THE BOWDON  
4 BEDROOM HOME






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### Less DIY

We all lead busy lives, and when we're relaxing, we don't often jump to DIY. Buying a new home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New windows, a new roof, a new boiler, a new kitchen, a new bathroom, and fresh finishes.

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### Blank canvas

Every Laurus home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration, taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space. Depending on the development and build stage, we can offer you flexibility in the design and the opportunity to personalise your home before it's even built!

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### Built for modern living

Our new homes have been designed with you in mind. We've considered it all with more focus on family rooms, entertaining and multi-function living spaces, and open plan living.

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### Peace of mind

All our homes are covered by the NHBC Buildmark warranty. This means you're protected for ten years after the build completion on your home. We also adopt the Consumer Code for Housebuilders to ensure that you're fully supported throughout your buying journey.

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### Stress-free buying

As soon as a new-build home is built, it's ready to move in straight away. With the help of expert Sales Advisors to guide you through your purchase, you'll be sure to get the highest quality customer service along the way.

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### Save more

Today's new build homes are built to the latest environmental standards with far fewer carbon emissions than older properties. Not only good news for the planet but you too! With energy efficiency at the heart of our designs, our new homes are geared towards helping you to save energy.





## The difference in a Laurus Home

### Location and Lifestyle



We believe that there should be a home for everyone, and we pride ourselves on creating homes you need, where you need them.

We think everyone deserves a special place to live, so we design homes for all. From stylish, urban apartments for young professionals to larger, family-sized homes in semi-rural settings. We offer a range of purchase options including Shared Ownership and Help to Buy.

### Interior design



We're committed to creating high quality, contemporary living spaces. Our homes offer well thought out kitchens, designed for practicality and durability as well as aesthetics, living areas with an abundance of natural light and spacious master bedrooms.

Each Laurus home includes an exceptional specification which boasts a carefully selected range of stylish Symphony kitchens, sleek integrated appliances, modern white sanitaryware and Porcelanosa tiles.

### Design and landscaping



Our new homes have been designed with you in mind. With more focus on family rooms, entertaining and multi-function living spaces and open plan living, we've considered it all. We choose award-winning architects as our partners. Together, we create living spaces with plenty of space and attention to detail, making homes that welcome everyone and are a joy to live in.

It's not only our interiors we design with you in mind but our outdoor space too. We work alongside landscape architects to complete our homes with landscaped front and back turf gardens, so your home extends further.

Buying your home with Laurus means you're choosing a developer who puts care, thought and attention to detail into every property – and which puts you, our customer, at the centre of all we do.

Each Laurus home goes through a robust quality assurance process to make sure everything is just right before you move into your new home.







THE  
SIGNATURE  
RANGE



## Customer Care

We never forget that choosing your home is a huge decision. That's why our expert team is on hand to support you, provide information and make the whole process straightforward. From our first conversation to moving in day and beyond, we're here to help whenever you need us.

We recognise that issues may arise on occasion. Whilst we hope they don't, we're committed to putting things right and addressing any concerns or issues you may have as quickly as possible.

Our dedicated Customer Care team are on hand to help if any problems arise. You can contact them by email at [customercare@laurushomes.co.uk](mailto:customercare@laurushomes.co.uk) or by telephone on **0161 968 0107**.

The details and specification in this brochure are subject to change and do not constitute part of a contract. The specification across properties varies and prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure.

For full information on the fittings, fixtures and finishes please refer to the 'Specification' insert. Speak to your Sales Advisor for further information.

The interior images shown are for illustrative purposes only. They do not depict the D'Urton Grange development, but have been included to give an indication of the quality and finish achieved on every Laurus Home.



## Options to buy

### Shared Ownership

As a government-backed scheme, Shared Ownership offers you the chance to buy a share of your home between 25% and 75% of the home's value and pay rent on the remaining share. Buying a share of your home means you can often have a smaller deposit and mortgage.

It can be an ideal way to buy a home for first-time buyers, as well as those who have owned a home in the past and now wish to get back on the property ladder.

### The Benefits of Shared Ownership:



#### A smaller mortgage

Through Shared Ownership aspiring homeowners can buy a 25 to 75% share of a new build home and pay reduced rent on the rest meaning a smaller mortgage and you'll pay a reduced rent on the rest.



#### Stamp Duty savings

When buying a property through Shared Ownership, you don't have to pay stamp duty on the shares that you buy\*.



#### A smaller deposit

Through Shared Ownership buying a 25% share of a £250,000 home would require a deposit as low as £3,125 (5% of a 25% share of a home).



#### Owning 100%

##### Staircasing to home-ownership:

Staircasing is when you are increasing the share of the property you own gradually over time, until you eventually own 100% of the property. The cost of these additional shares is calculated by the market value of your home when you begin the process.



#### Your home

Because you're buying your home you can personalise it and make it your own.

\* You can claim a discount (relief) so you do not pay any tax up to £300,000 and 5% on the portion from £300,001 to £500,000. You're eligible if you, and anyone else you're buying with, are first-time buyers and you complete your purchase on or after 22 November 2017. If the price is over £500,000, you follow the rules for people who've bought a home before. Subject to Government policy as of April 2020 and is subject to change. Speak to your Sales Advisor for more information.

## Making a difference in your community

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At Laurus Homes, we do more than just build homes. We strive to create neighbourhoods that benefit the community and the wider society, and we put this at the heart of everything we do.

Our community-focused and profit-for-purpose approach to every project mean we make positive differences in people's lives and act as a catalyst for regeneration. In practical terms, this means we use our resources to lend a helping hand through affordable housing and community projects. We think everyone deserves a special place to live, so we design homes for all.

We re-invest our profits to achieve social, community and environmental benefits, meaning we grow the communities we need, where you need them.





## Buying process





# D'URTON GRANGE

—  
**SITE PLAN**



# D'URTON GRANGE



## PHASE 1



### 4 bedroom homes

-  The **Bowdon**
-  The **Dunham**
-  The **Whisterfield**
-  The **Warburton**

### 2 bedroom homes

-  The **Langford**
-  The **Clifford**
-  Affordable Rent

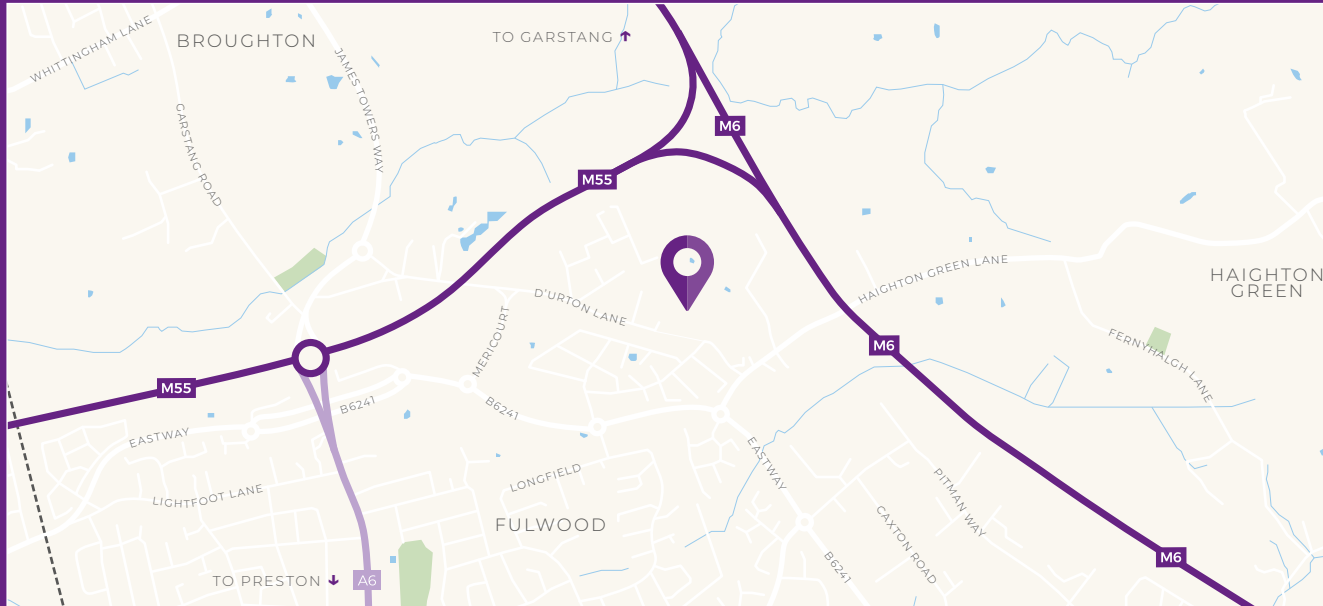
### 3 bedroom homes

-  The **Henbury**
-  The **Carrington**
-  The **Merewood**
-  The **Brookland**
-  The **Astley**



\* Plots are available to purchase through Shared Ownership. SS = Substation.  
 NB. This site plan is indicative and to be used for plot identification purposes only.  
 Speak to the Sales Advisor for more detailed information regarding specific plots, site layout and landscaping.

# How to find us



## ADDRESS

D'Urton Grange  
D'Urton Lane  
Fulwood  
Preston  
PR3 5EY

## CALL

0161 968 0124

## EMAIL

[durtongrange@laurushomes.co.uk](mailto:durtongrange@laurushomes.co.uk)

## FROM PRESTON

From Preston head north on the A6, continue until you reach the Broughton Roundabout. At the roundabout take the 2nd exit onto James Towers Way. At the first roundabout take the 2nd exit onto D'Urton Lane. At the next roundabout take the 2nd exit onto Mericourt Road, turn left onto the B6241. Go straight over the next roundabout and take the first exit on the following roundabout and the development is on your left.

## FROM M6 NORTHBOUND

Head north on the M6, at Junction 32 take the A6 exit to Preston/Garstang and continue to Broughton Roundabout. At the roundabout take the 3rd exit onto James Towers Way. At the roundabout take the 2nd exit onto D'Urton Lane. At the next roundabout take the 2nd exit onto Mericourt Road, turn left onto the B6241. Go straight over the roundabout and take the first exit on the following roundabout and the development is on your left.



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D'URTON  
GRANGE

THE  
**BOWDON**

4 BEDROOM DETACHED HOME (1,333ft<sup>2</sup>)



# THE BOWDON

4 BEDROOM  
DETACHED HOME

## OVERALL PLOT SIZE

123.8m<sup>2</sup> 1,333ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
5.89m x 3.15m 19'4" x 10'4"

**Utility**  
2.34m x 1.91m 7'8" x 6'3"

**Cloakroom/WC**  
2.34m x 1.14m 7'8" x 3'9"

**Living Room**  
3.29m x 5.27m 10'9" x 17'3"

**Garage**  
2.48m x 5.51m 8'2" x 18'1"

## FIRST FLOOR

**Master Bedroom**  
4.21m x 4.34m 13'10" x 14'3"

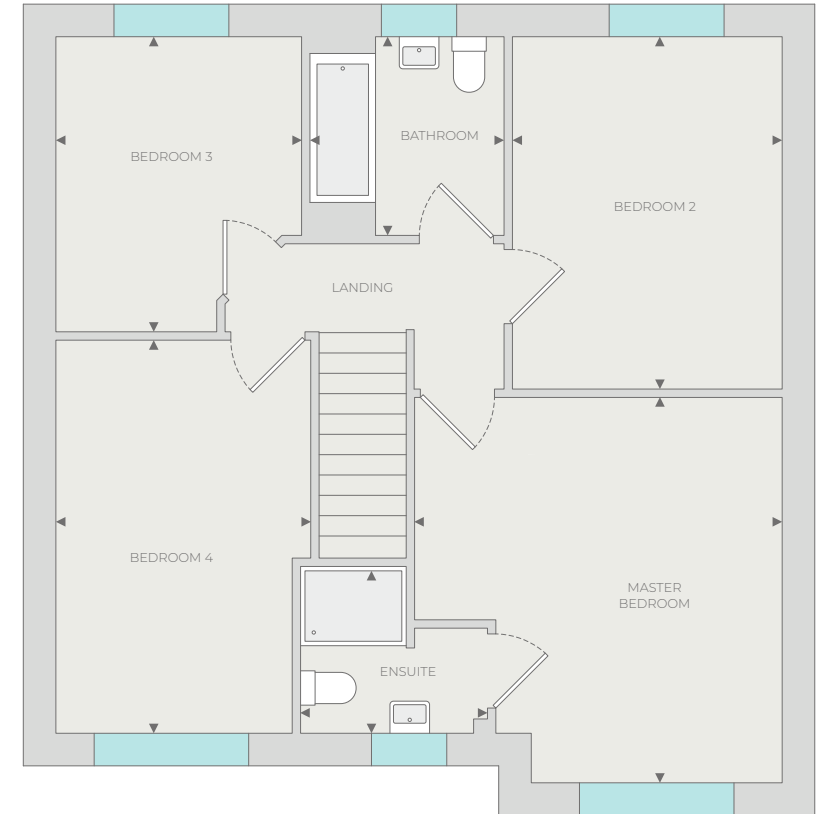
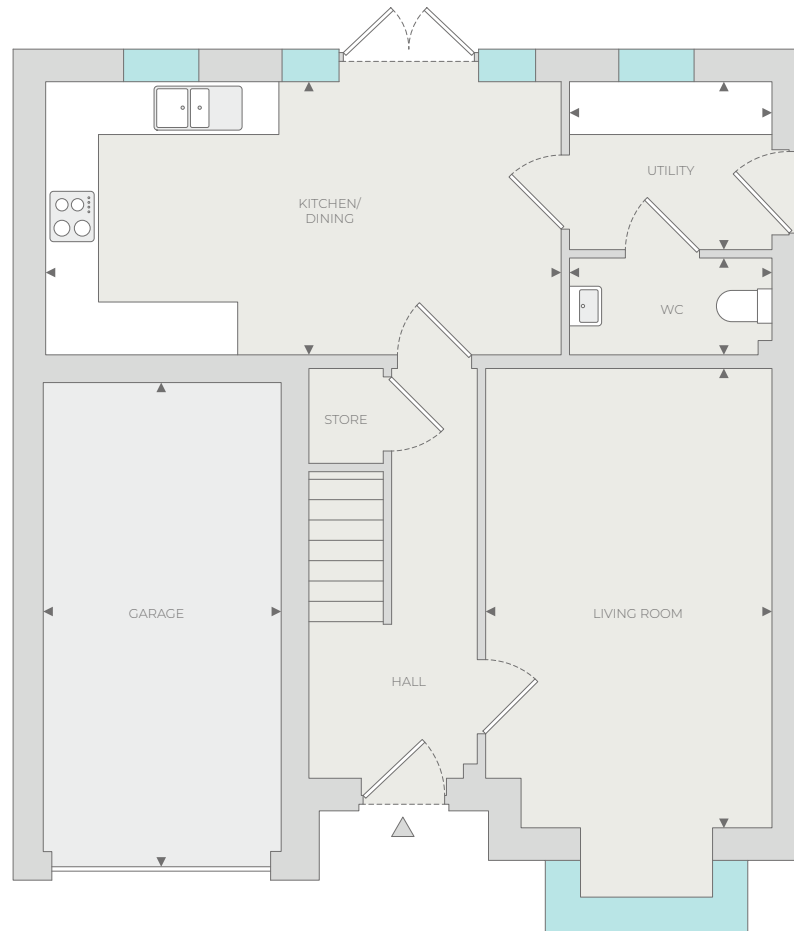
**EnSuite**  
2.24m x 1.93m 7'4" x 6'4"

**Bedroom 2**  
3.10m x 4.04m 10'2" x 13'3"

**Bedroom 3**  
2.83m x 3.39m 9'3" x 11'1"

**Bedroom 4**  
2.93m x 4.50m 9'7" x 14'9"

**Bathroom**  
2.23m x 2.29m 7'4" x 7'6"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN  
COLOUR REF





D'URTON  
GRANGE

THE  
DUNHAM

4 BEDROOM DETACHED HOME (1,302ft<sup>2</sup>)



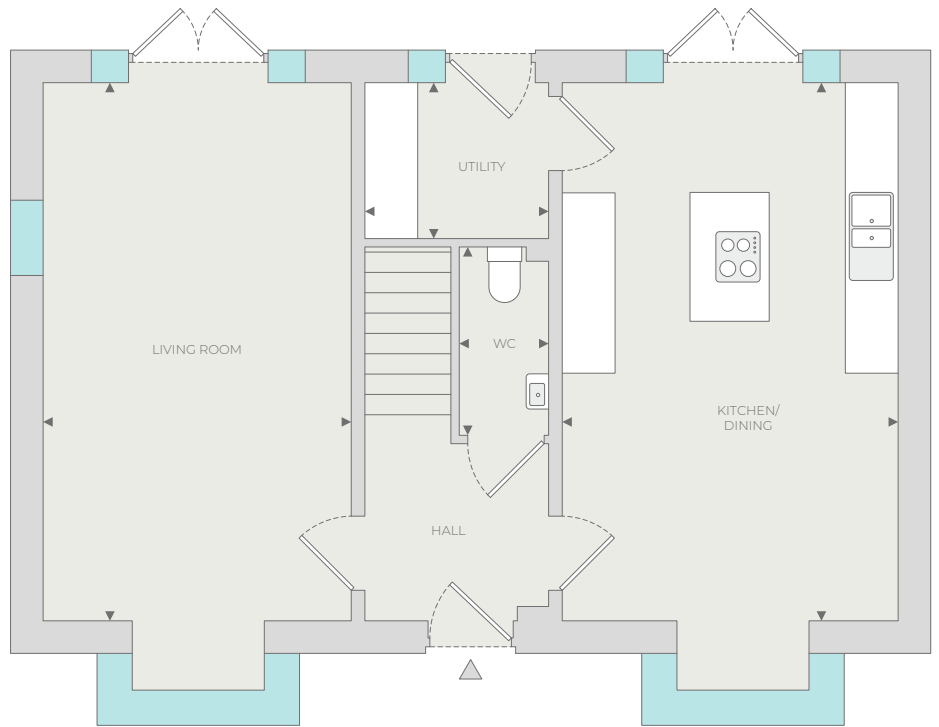
laurus

homes



# THE DUNHAM

4 BEDROOM  
DETACHED HOME



## OVERALL PLOT SIZE

121.0m<sup>2</sup>      1,302ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
3.87m x 6.16m      12'8" x 20'2"

**Utility**  
2.14m x 1.81m      7'0" x 5'11"

**Cloakroom/WC**  
1.05m x 2.41m      3'5" x 7'11"

**Living Room**  
3.55m x 6.16m      11'7" x 20'2"

## FIRST FLOOR

**Master Bedroom**  
2.99m x 3.69m      9'10" x 12'1"

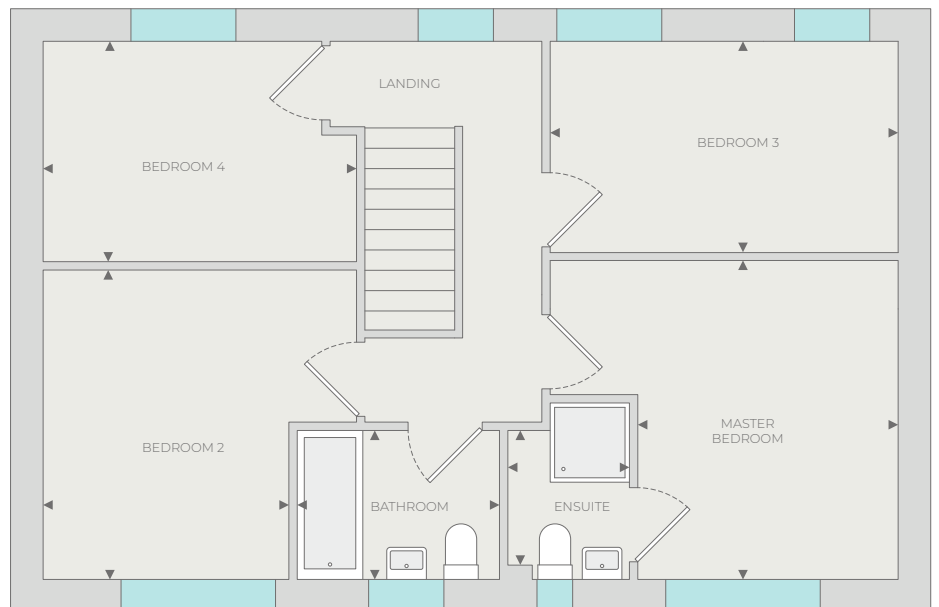
**EnSuite**  
1.40m x 2.04m      4'7" x 6'8"

**Bedroom 2**  
2.83m x 3.55m      9'3" x 11'7"

**Bedroom 3**  
3.99m x 2.40m      13'1" x 7'10"

**Bedroom 4**  
3.60m x 2.54m      11'9" x 8'4"

**Bathroom**  
2.32m x 1.73m      7'7" x 5'8"







D'URTON  
GRANGE

THE  
**WHISTERFIELD**

4 BEDROOM DETACHED HOME (1,130ft<sup>2</sup>)



# THE WHISTERFIELD

4 BEDROOM  
DETACHED HOME

## OVERALL PLOT SIZE

105.9m<sup>2</sup> 1,130ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
5.49m x 2.85m 18'0" x 9'4"

**Utility**  
1.50m x 2.81m 4'11" x 9'3"

**Cloakroom/WC**  
1.98m x 1.07m 6'6" x 3'6"

**Living Room**  
3.12m x 5.23m 10'3" x 17'2"

**Study**  
2.26m x 1.98m 7'5" x 6'6"

## FIRST FLOOR

**Master Bedroom**  
3.12m x 4.40m 10'3" x 14'5"

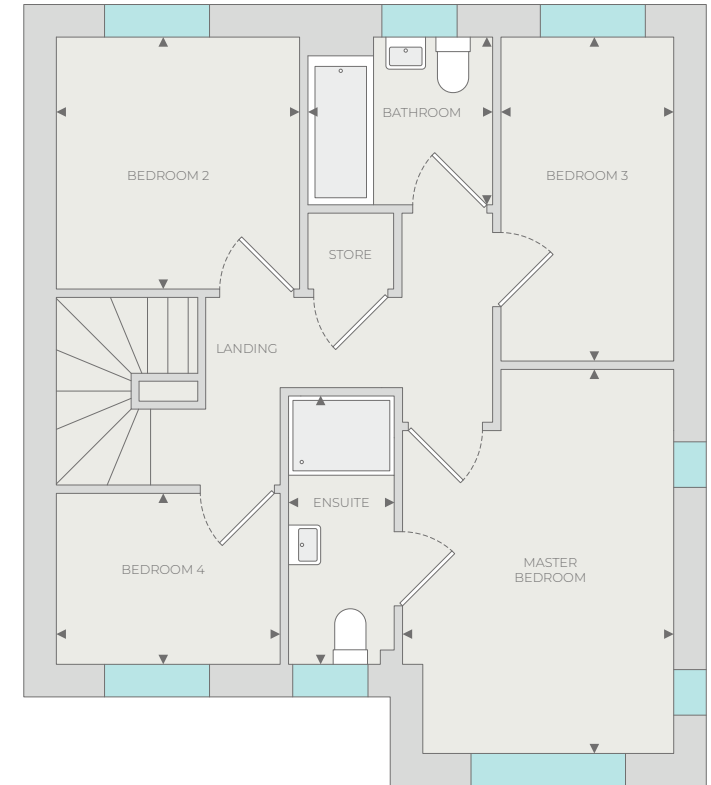
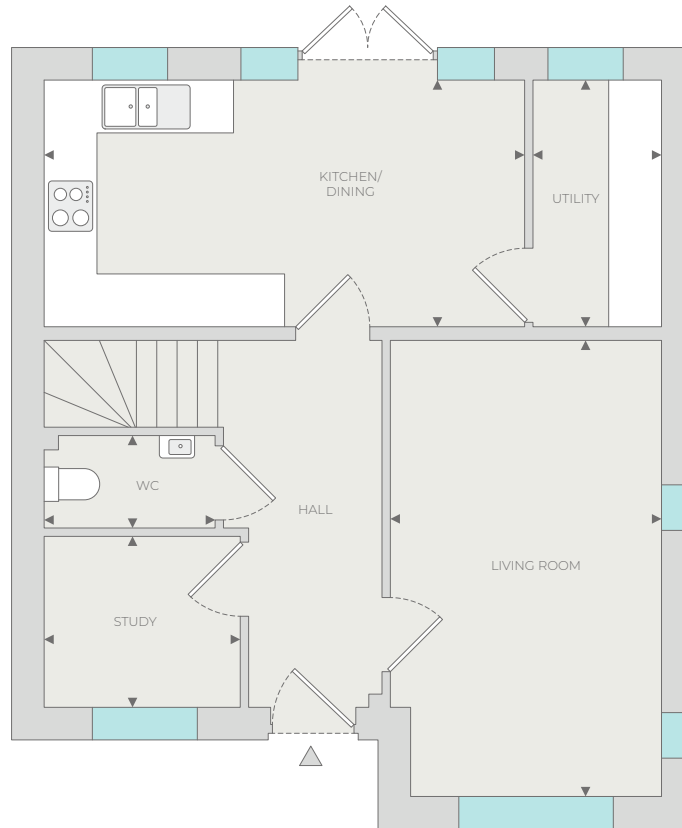
**EnSuite**  
1.22m x 3.08m 4'0" x 10'1"

**Bedroom 2**  
2.80m x 2.90m 9'2" x 9'6"

**Bedroom 3**  
2.00m x 3.72m 6'7" x 12'2"

**Bedroom 4**  
2.58m x 1.98m 8'5" x 6'6"

**Bathroom**  
2.12m x 1.94m 6'11" x 6'4"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
**WARBURTON**

4 BEDROOM DETACHED HOME (1,049ft<sup>2</sup>)



# THE WARBURTON

4 BEDROOM  
DETACHED HOME

## OVERALL PLOT SIZE

97.5m<sup>2</sup> 1,049ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
5.71m x 4.00m 18'9" x 13'1"

**Utility**  
1.24m x 2.20m 4'1" x 7'3"

**Cloakroom/WC**  
0.94m x 2.05m 3'1" x 6'8"

**Living Room**  
3.33m x 4.57m 10'11" x 15'0"

## FIRST FLOOR

**Master Bedroom**  
3.16m x 2.99m 10'4" x 9'10"

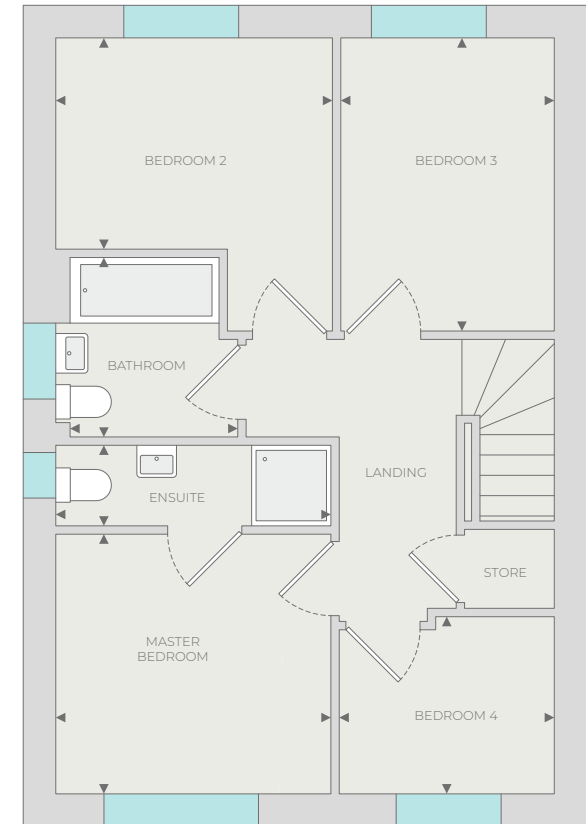
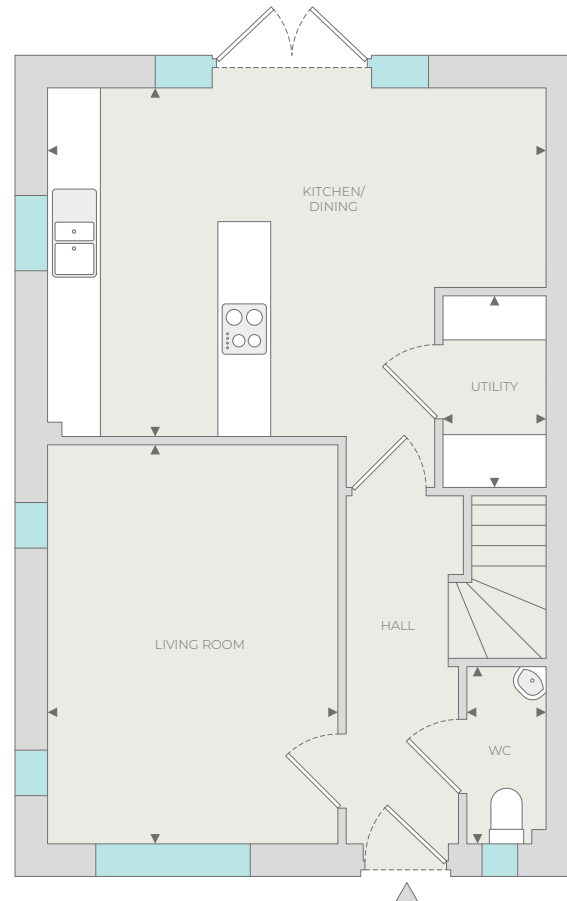
**EnSuite**  
3.16m x 0.94m 10'4" x 3'1"

**Bedroom 2**  
3.18m x 2.44m 10'5" x 8'0"

**Bedroom 3**  
2.46m x 3.37m 8'1" x 11'0"

**Bedroom 4**  
2.46m x 2.05m 8'1" x 6'8"

**Bathroom**  
2.10m x 2.06m 6'10" x 6'9"



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SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
**HENBURY**

3 BEDROOM DETACHED HOME (915ft<sup>2</sup>)



# THE HENBURY

3 BEDROOM  
DETACHED HOME

## OVERALL PLOT SIZE

85.0m<sup>2</sup>      915ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
4.03m x 3.55m      13'2" x 11'7"

**Utility**  
1.05m x 2.51m      3'5" x 8'3"

**Cloakroom/WC**  
1.05m x 1.92m      3'5" x 6'3"

**Living Room**  
4.03m x 5.02m      13'2" x 16'5"

## FIRST FLOOR

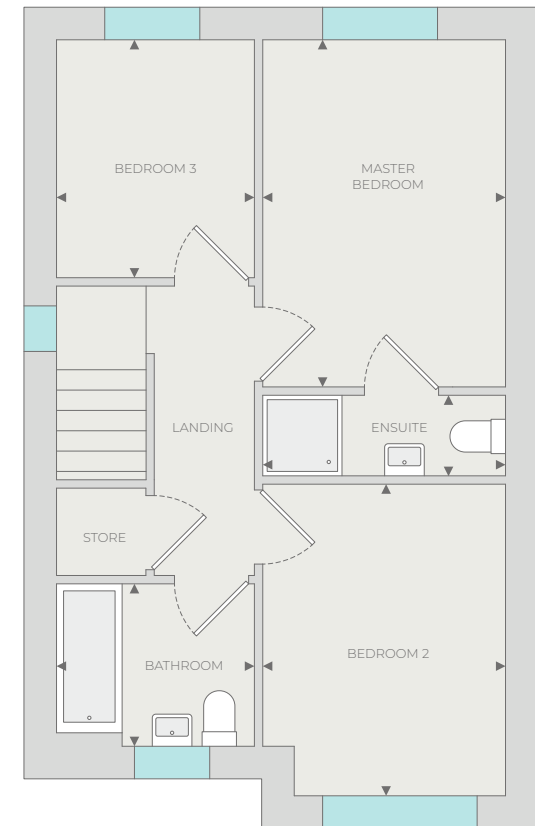
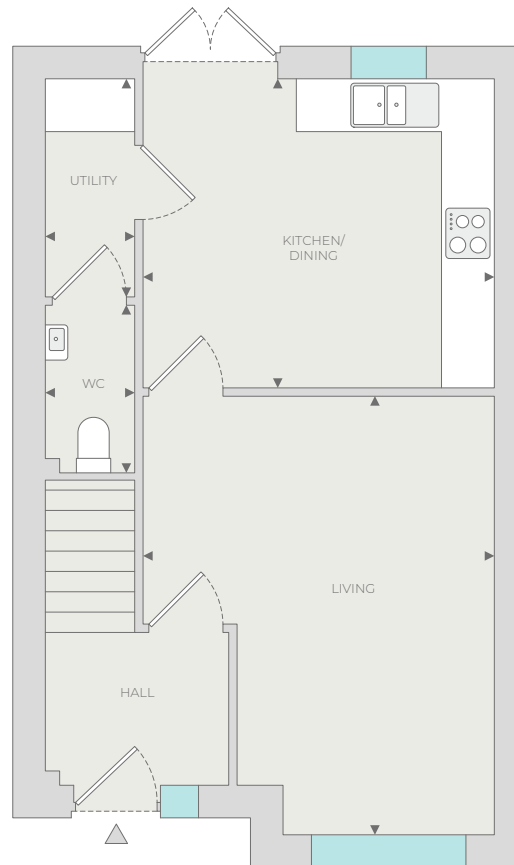
**Master Bedroom**  
2.79m x 3.93m      9'2" x 12'11"

**EnSuite**  
2.79m x 0.94m      9'2" x 3'1"

**Bedroom 2**  
2.79m x 3.58m      9'2" x 11'9"

**Bedroom 3**  
2.28m x 2.74m      7'5" x 9'0"

**Bathroom**  
2.28m x 1.88m      7'5" x 6'2"



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SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
**CARRINGTON**

3 BEDROOM DETACHED HOME (1,001ft<sup>2</sup>)



# THE CARRINGTON

3 BEDROOM  
DETACHED HOME

## OVERALL PLOT SIZE

93.0m<sup>2</sup> 1,001ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
4.36m x 3.45m 14'3" x 11'4"

**Utility**  
1.05m x 2.44m 3'5" x 8'0"

**Cloakroom/WC**  
1.05m x 1.92m 3'5" x 6'3"

**Living Room**  
3.30m x 5.34m 10'10" x 17'6"

## FIRST FLOOR

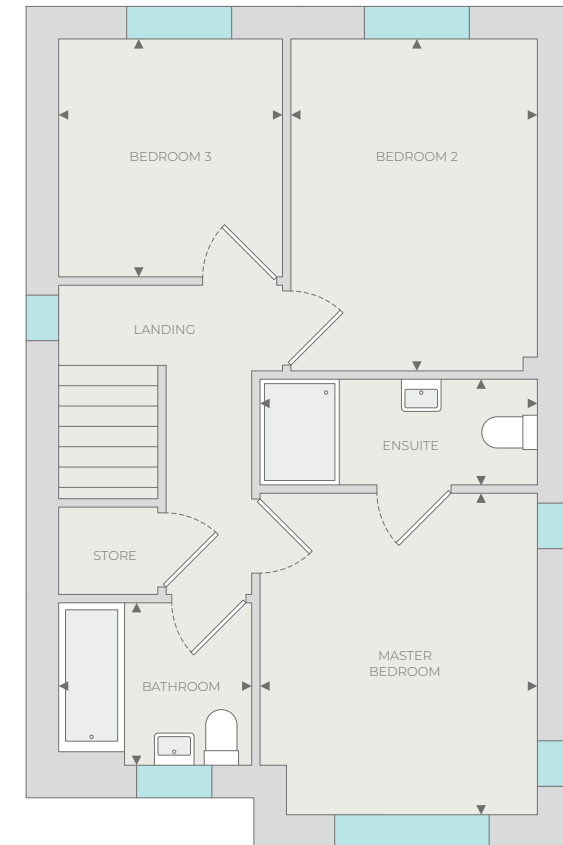
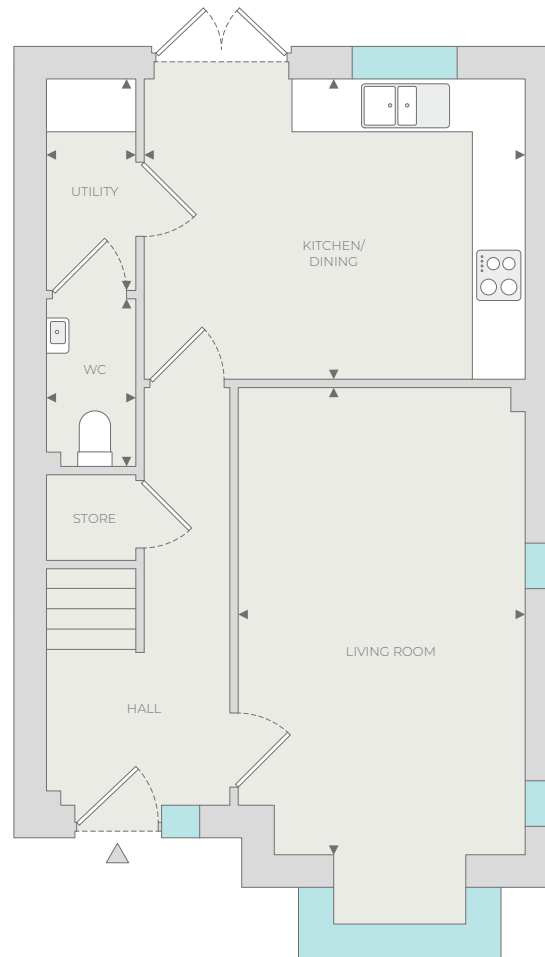
**Master Bedroom**  
3.19m x 3.69m 10'5" x 12'1"

**EnSuite**  
3.19m x 1.22m 10'5" x 4'0"

**Bedroom 2**  
2.84m x 3.76m 9'4" x 12'4"

**Bedroom 3**  
2.58m x 2.74m 8'5" x 8'11"

**Bathroom**  
2.23m x 1.88m 7'4" x 6'2"



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SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
**MERWOOD**

3 BEDROOM SEMI/DETACHED HOME (947ft<sup>2</sup>)



# THE MEREWOOD

3 BEDROOM  
SEMI/DETACHED HOME

## OVERALL PLOT SIZE

88.0m<sup>2</sup> 947ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
2.86m x 4.85m 9'4" x 15'11"

**Cloakroom/WC**  
1.00m x 1.96m 3'3" x 6'5"

**Living Room**  
5.08m x 3.83m 16'8" x 12'7"

## FIRST FLOOR

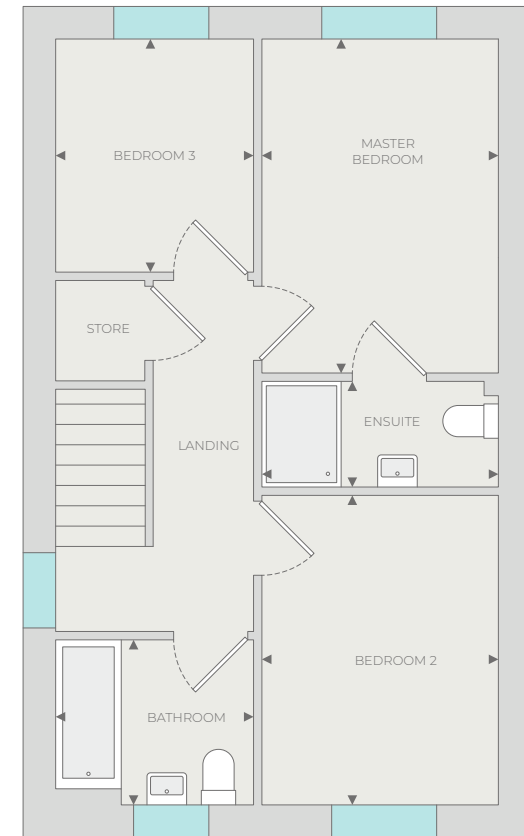
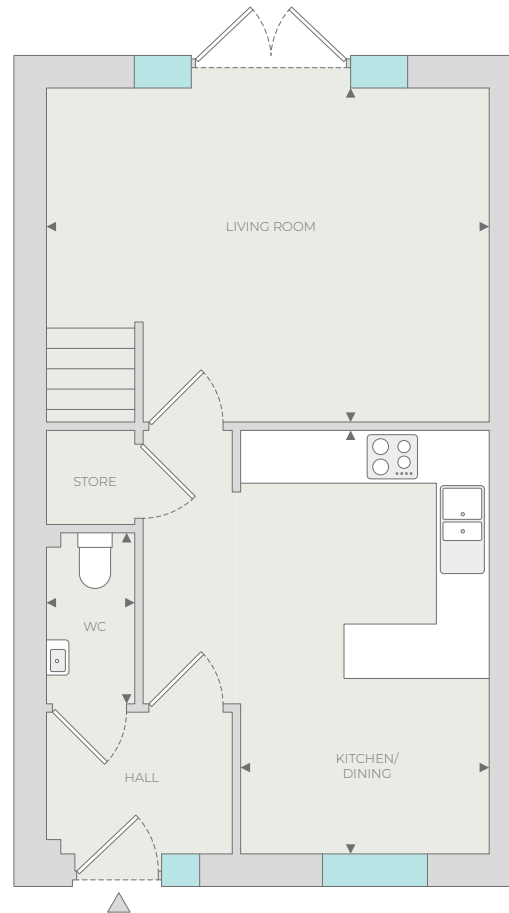
**Master Bedroom**  
2.72m x 3.83m 8'11" x 12'7"

**EnSuite**  
2.72m x 1.22m 8'11" x 4'0"

**Bedroom 2**  
2.72m x 3.55m 8'11" x 11'8"

**Bedroom 3**  
2.28m x 2.68m 7'6" x 8'9"

**Bathroom**  
2.28m x 1.91m 7'6" x 6'3"



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SITE PLAN  
COLOUR REF







D'URTON  
GRANCE

THE  
**BROOKLAND**

3 BEDROOM SEMI/DETACHED HOME (926ft<sup>2</sup>)



# THE BROOKLAND

3 BEDROOM  
SEMI/DETACHED HOME

## OVERALL PLOT SIZE

86.0m<sup>2</sup> 926ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
4.14m x 3.24m 13'7" x 10'7"

**Utility**  
1.05m x 2.56m 3'5" x 8'5"

**Cloakroom/WC**  
1.05m x 1.97m 3'5" x 6'5"

**Living Room**  
4.14m x 4.39m 13'7" x 14'5"

## FIRST FLOOR

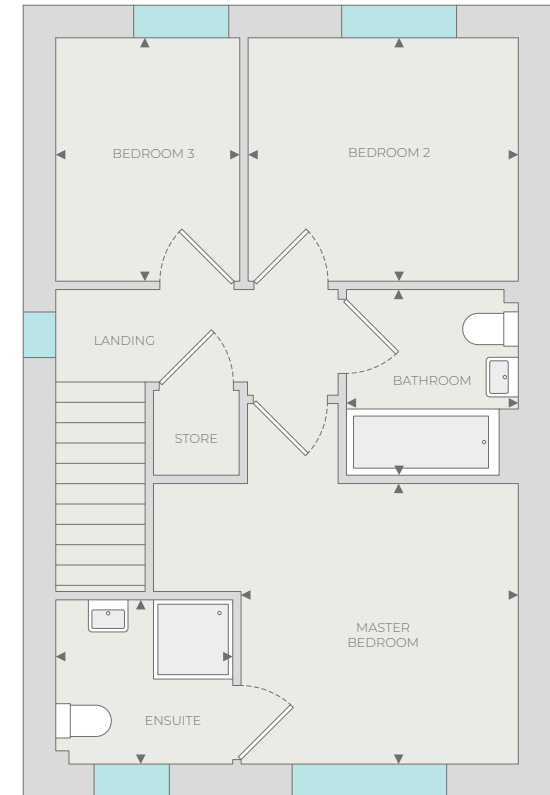
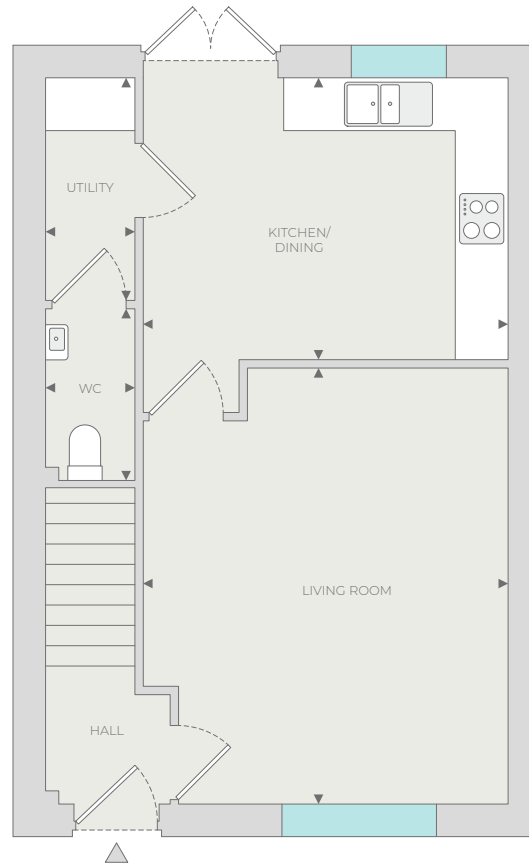
**Master Bedroom**  
3.14m x 3.22m 10'3" x 10'7"

**EnSuite**  
2.05m x 1.90m 6'8" x 6'3"

**Bedroom 2**  
3.06m x 2.80m 10'0" x 9'2"

**Bedroom 3**  
2.13m x 2.80m 7'0" x 9'2"

**Bathroom**  
1.95m x 2.13m 6'5" x 7'0"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
ASTLEY

3 BEDROOM SEMI/DETACHED HOME (904ft<sup>2</sup>)

 laurus  
homes

# THE ASTLEY

3 BEDROOM  
SEMI/DETACHED HOME

## OVERALL PLOT SIZE

84.0m<sup>2</sup>      904ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
5.02m x 3.02m    16'5" x 9'11"

**Cloakroom/WC**  
1.05m x 1.81m    3'5" x 5'11"

**Living Room**  
3.81m x 5.81m    12'6" x 19'0"

## FIRST FLOOR

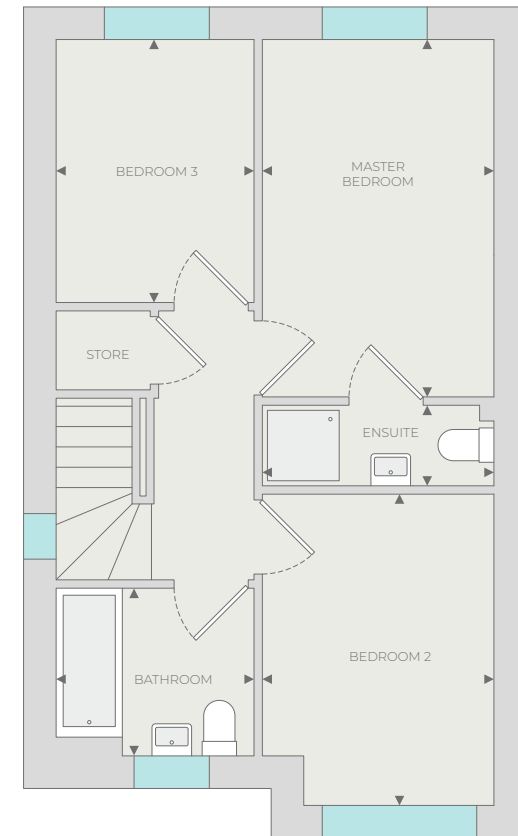
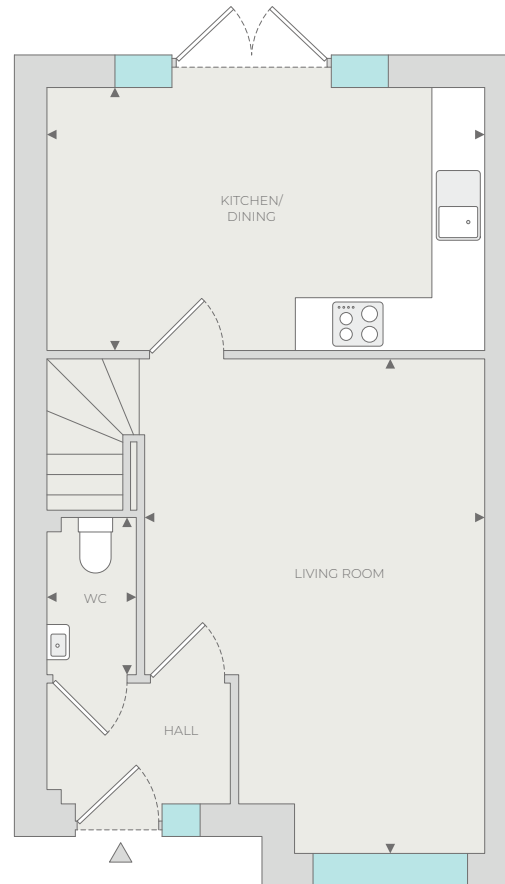
**Master Bedroom**  
2.67m x 4.09m    9'0" x 13'5"

**EnSuite**  
0.94m x 2.67m    3'1" x 8'9"

**Bedroom 2**  
2.67m x 3.48m    8'9" x 11'5"

**Bedroom 3**  
2.28m x 3.02m    7'6" x 9'11"

**Bathroom**  
2.28m x 1.94m    7'6" x 6'4"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
**LANGFORD**

2 BEDROOM SEMI-DETACHED HOME (753ft<sup>2</sup>)



# THE LANGFORD

2 BEDROOM  
SEMI-DETACHED HOME

## OVERALL PLOT SIZE

70.0m<sup>2</sup> 753ft<sup>2</sup>

## GROUND FLOOR

**Kitchen/Dining**  
4.12m x 3.15m 13'6" x 10'4"

**Cloakroom/WC**  
1.05m x 2.13m 3'5" x 7'0"

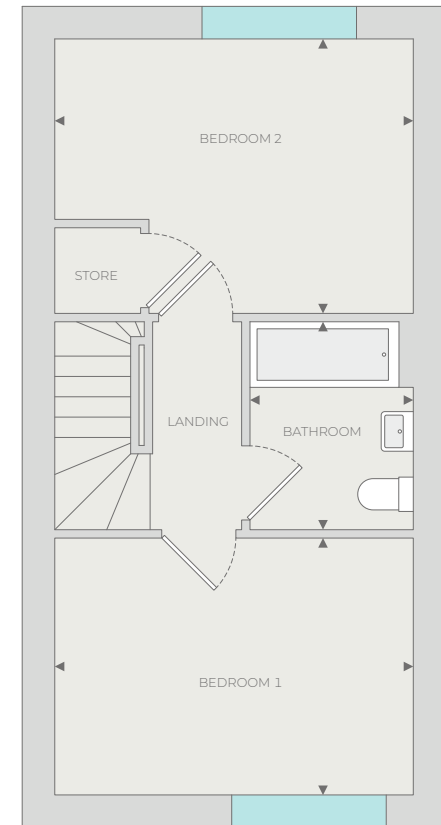
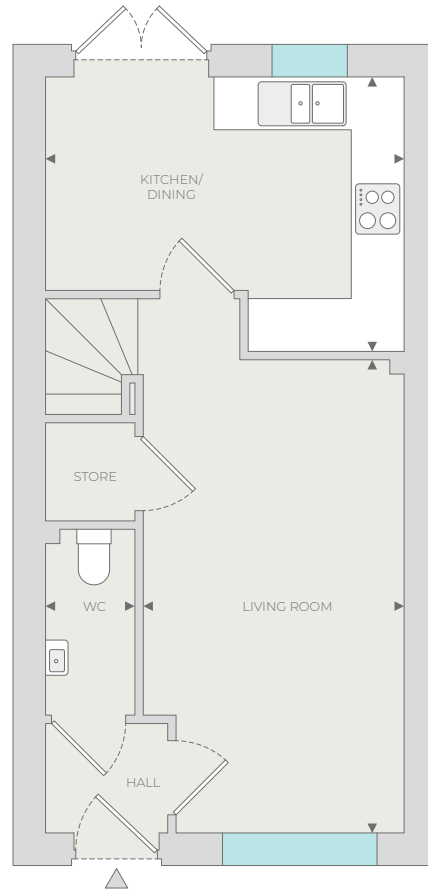
**Living Room**  
3.02m x 5.41m 9'11" x 17'9"

## FIRST FLOOR

**Bedroom 1**  
4.08m x 2.95m 13'4" x 9'8"

**Bedroom 2**  
4.08m x 3.15m 13'4" x 10'4"

**Bathroom**  
1.89m x 2.38m 6'2" x 7'8"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN  
COLOUR REF







D'URTON  
GRANGE

THE  
**CLIFFORD**

2 BEDROOM SEMI-DETACHED HOME (753ft<sup>2</sup>)



# THE CLIFFORD

2 BEDROOM  
SEMI-DETACHED HOME

## OVERALL PLOT SIZE

70.0m<sup>2</sup> 753ft<sup>2</sup>

## GROUND FLOOR

**Kitchen**  
1.87m x 3.68m 6'1" x 12'1"

**Cloakroom/WC**  
1.08m x 1.95m 3'6" x 6'4"

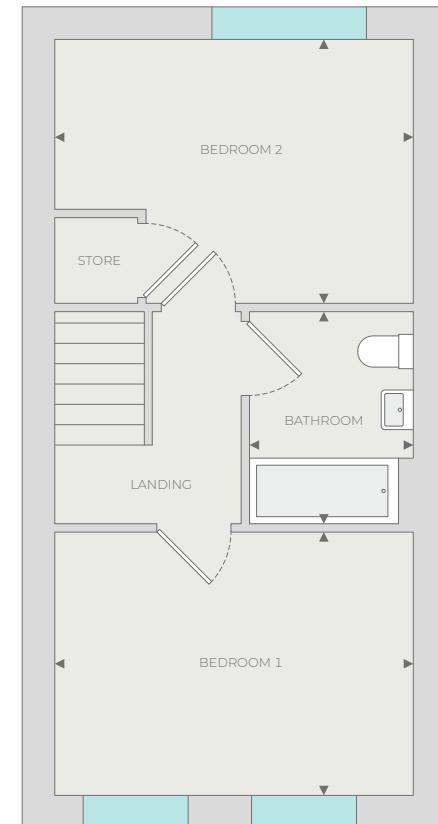
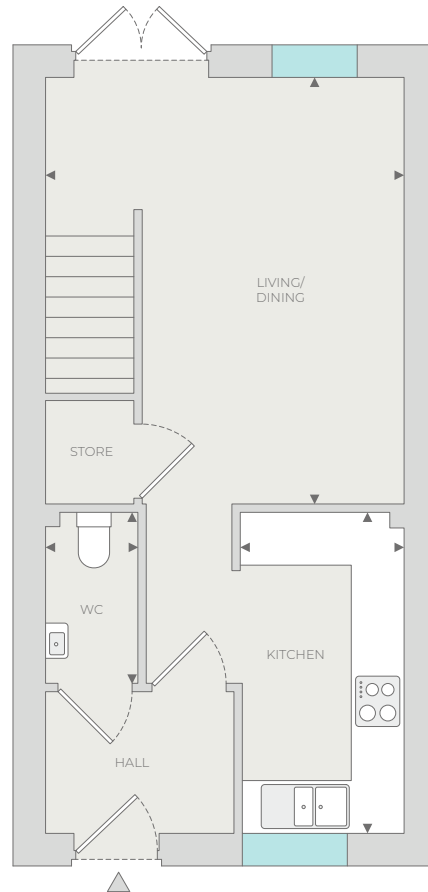
**Living/Dining**  
4.12m x 4.88m 13'6" x 16'0"

## FIRST FLOOR

**Bedroom 1**  
4.12m x 3.03m 13'6" x 9'11"

**Bedroom 2**  
4.12m x 3.03m 13'6" x 9'11"

**Bathroom**  
1.90m x 2.43m 6'3" x 7'11"



◀ Dimensions start. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.

SITE PLAN  
COLOUR REF





Clifford  
Langford  
Astley  
Brooklands  
Merewood  
Carrington  
Henbury  
Warburton  
Whisterfield  
Dunham  
Bowdon

### Kitchen

Contemporary range of kitchens	•	•	•	•	•	•	•	•	•	•	•
Laminate worktops and upstands - 400mm	•	•	•	•	•	•	•	•	•	•	•
Electric single fan oven & ceramic 600mm 4 ring hob	•	•	•	•	•	•	•				
Electric double fan oven & ceramic 800mm 4 ring hob								•	•	•	•
Under cupboard LED lighting	•	•	•	•	•	•	•	•	•	•	•
Stainless steel chimney hood	•	•	•	•	•	•	•	•	•	•	•
Glass splashback	•	•	•	•	•	•	•	•	•	•	•
Integrated fridge/freezer	•	•	•	•	•	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•	•	•	•	•	•
Plumbing for washing machine	•	•	•	•	•	•	•	•	•	•	•
Housing unit for boiler	•	•	•	•	•	•	•	•	•	•	•

### Main Bathroom

Contemporary white sanitaryware with chrome taps	•	•	•	•	•	•	•	•	•	•	•
Thermostatic bar shower valve with shower screen enclosure complete with glass	•	•	•	•	•	•	•	•	•	•	•
Full height Porcelanosa tiling to bath/shower, half height to sink wall	•	•	•	•	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•	•	•	•	•

### En-Suites

Contemporary white sanitaryware with chrome taps			•	•	•	•	•	•	•	•	•
Shower & enclosure complete with glass door			•	•	•	•	•	•	•	•	•
Full height Porcelanosa tiling to shower area, splashback to sink			•	•	•	•	•	•	•	•	•
Chrome heated towel rail			•	•	•	•	•	•	•	•	•

### WC/Cloakroom

Contemporary white sanitaryware with chrome taps	•	•	•	•	•	•	•	•	•	•	•
Porcelanosa tiled splashback	•	•	•	•	•	•	•	•	•	•	•

### General Internal Features

Polished chrome ironmongery to ground floor	•	•	•	•	•	•	•	•	•	•	•
Polished chrome sockets and switches including USB sockets to kitchen and living room	•	•	•	•	•	•	•	•	•	•	•
White sockets and switches including USB sockets to master bedroom	•	•	•	•	•	•	•	•	•	•	•
Gas central heating with thermostatically controlled radiator valve	•	•	•	•	•	•	•	•	•	•	•
Media plate with TV point to living room, TV point to master bedroom and kitchen/diner where applicable	•	•	•	•	•	•	•	•	•	•	•
BT point	•	•	•	•	•	•	•	•	•	•	•
Mains operated smoke detectors	•	•	•	•	•	•	•	•	•	•	•
White pre-finished internal doors	•	•	•	•	•	•	•	•	•	•	•
Chrome LED downlights to kitchen, cloakroom, bathroom and en-suites	•	•	•	•	•	•	•	•	•	•	•
French doors to rear garden	•	•	•	•	•	•	•	•	•	•	•

# D'Urton Grange

## Specification



Clifford  
Langford  
Astley  
Brooklands  
Merewood  
Carrington  
Henbury  
Warburton  
Whisterfield  
Dunham  
Bowdon

### General External Features

Rear garden fencing as shown on site layout	•	•	•	•	•	•	•	•	•	•	•
Rear gardens laid to lawn	•	•	•	•	•	•	•	•	•	•	•
Landscaping to front garden	•	•	•	•	•	•	•	•	•	•	•
NHBC 10 year building warranty	•	•	•	•	•	•	•	•	•	•	•
Light to the front and rear	•	•	•	•	•	•	•	•	•	•	•
Outdoor tap	•	•	•	•	•	•	•	•	•	•	•
Door bell	•	•	•	•	•	•	•	•	•	•	•
Feature anthracite grey front door	•	•	•	•	•	•	•	•	•	•	•
Electric car charging point	•	•	•	•	•	•	•	•	•	•	•



**ADDRESS**

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