

**Taylor
Wimpey**

Find your way around

MELLENT GARDENS

BEDWORTH | WARWICKSHIRE

Get to know

MELLENT GARDENS

BEDWORTH | WARWICKSHIRE








Situated on the south-western edge of the picturesque market town of Bedworth, Mellent Gardens provides an exciting collection of two, three and four-bedroom homes.





Come in and take a look around





3 BEDROOM HOMES

-  **The Ardingham**
3 bedroom home
Plots: 29, 70 & 77
-  **The Milldale**
3 bedroom home
Plots: 13, 75 & 103
-  **The Easedale**
3 bedroom home
Plots: 57 & 106
-  **The Alton**
3 bedroom home
Plots: 40, 41, 49, 50, 58, 59, 78 & 79
-  **The Flatford**
3 bedroom home
Plots: 3, 35, 36, 85, 86, 100, 101 & 104
-  **The Gosford**
3 bedroom home
Plots: 4, 23, 24, 43, 44, 47, 48, 76, 83, 84, 97-99, 102 & 105
-  **3 bedroom home**
Plots: 16*, 19*, 22*, 72*, 74* & 93*


4 BEDROOM HOMES

-  **The Lydford**
4 bedroom home
Plots: 31, 37, 38, 45, 61, 65, 66, 68 & 92
-  **The Midford**
4 bedroom home
Plots: 2, 26, 39, 62, 64, 71, 81, 87 & 91
-  **The Eskdale**
4 bedroom home
Plots: 1, 5, 42, 60 & 82
-  **The Kentdale**
4 bedroom home
Plots: 25, 27, 28, 32, 80 & 88
-  **The Clifford**
4 bedroom home
Plots: 30, 46, 63, 67, 69, 89, 90 & 107

2 BEDROOM HOMES

-  **The Canford**
2 bedroom home
Plots: 14, 15, 33 & 34
-  **2 bedroom home**
Plots: 6-8*, 9*, 10-12*, 17*, 18*, 20*, 21*, 73* & 94*, 95* & 96*

1 BEDROOM HOMES

-  **1 bedroom home**
Plots: 51-56*

* = Affordable homes
POS = Public open space
BCP = Bin collection point
V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWNM 58659/April 2020.

MELLENT GARDENS

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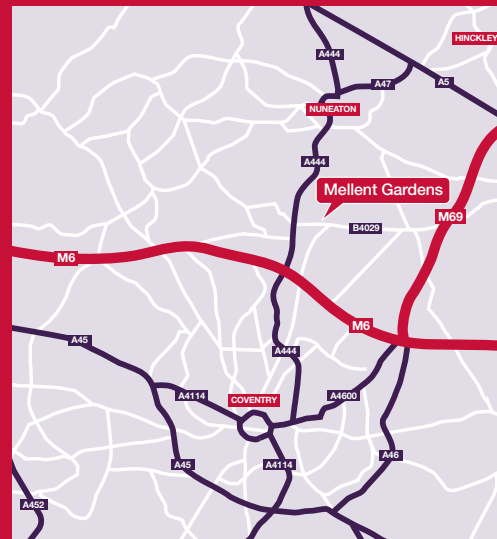
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FROM THE M6:

- Leave the M6 at junction 3.
- Take the third exit at the roundabout onto the A444.
- Take the exit towards Bedworth and turn left onto Newtown Road.
- Continue on Heath Road and take a left hand turn onto All Saints Road.
- Turn left onto Smarts Road and Mellent Gardens will be on your right.

FROM NUNEATON TOWN CENTRE:

- Take the A444 heading South out of the town centre.
- At the roundabout, take the second exit onto Coventry Road B4113.
- Continue on Coventry Road, going straight ahead at the roundabouts onto the A444.
- Take the exit towards Bedworth and turn right onto Newdigate Road.
- Turn right onto Arbury Avenue until you reach the junction, then turn right onto Newtown Road.
- Continue on Heath Road and take a left hand turn onto All Saints Road.
- Turn left onto Smarts Road and Mellent Gardens will be on your right.



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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 334.97 sq. m. / 1099 sq. ft.

GROUND FLOOR



Lounge	4.49m x 3.27m	14' 9" x 10' 9"
Kitchen/Dining	5.36m x 3.38m	17' 7" x 11' 1"

FIRST FLOOR



Bedroom 1	3.79m x 3.17m	12' 5" x 10' 5"
Bedroom 2	3.35m x 3.17m	11' 0" x 10' 5"
Bedroom 3	3.30m (max.) x 2.10m	10' 10" (max.) x 6' 11"
Bedroom 4	2.23m x 2.10m	7' 4" x 6' 11"

 **Plots:** 31, 37, 38, 45, 61, 65, 66, 68 & 92

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNM_58659/March 2020

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 108.6 sq. m. / 1170 sq. ft.

GROUND FLOOR




Lounge	4.49m x 3.62m	14' 9" x 11' 11"
Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"

* Plot specific windows

FIRST FLOOR



Bedroom 1	3.61m x 3.27m	11' 10" x 10' 9"
Bedroom 2	3.53m x 2.81m	11' 7" x 9' 3"
Bedroom 3	2.81m x 2.52m (min.)	9' 3" x 8' 3" (min.)
Bedroom 4	2.35m x 2.23m	7' 9" x 7' 4"

 **Plots:** 2, 26, 39, 62, 64, 71, 81, 87 & 91

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THE ESKDALE

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THE ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor.

Upstairs are three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom.

TOTAL 113.5 sq. m. / 1222 sq. ft.

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen/Dining	3.58m (max.) x 6.03m	11' 9" (max.) x 19' 9"

* Plot specific windows

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"

 **Plots:** 1, 5, 42, 60 & 82

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THE KENTDALE

4 BEDROOM HOME

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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 113.2 sq. m. / 1222 sq. ft.

GROUND FLOOR



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining	3.16m × 2.77m	10' 4" × 9' 1"
Utility	2.01m × 1.42m	6' 7" × 4' 8"

FIRST FLOOR



Bedroom 1 (max.)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.10m × 2.53m	10' 2" × 8' 4"

 **Plots:** 25, 27, 28, 32, 80 & 88

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THE CLIFFORD

4 BEDROOM HOME



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THE CLIFFORD

The Clifford is a four bedroom detached home designed with family living in mind. A stunning open plan kitchen and dining area runs almost the entire width of the property, and features double doors to the garden. A handy utility room completes the downstairs. Upstairs, the master bedroom benefits from an en suite shower room. Three further good sized bedrooms and a family bathroom complete this floor.

TOTAL 125 sq. m. / 1346 sq. ft.

GROUND FLOOR



Lounge	5.07m x 3.61m	16' 8" x 11' 10"
Kitchen	2.88m x 3.43m	9' 6" x 11' 3"
Dining	2.88m x 2.49m	9' 6" x 8' 2"
Study	2.75m x 3.05m	9' 0" x 10' 0"

FIRST FLOOR



Bedroom 1	3.67m x 3.56m	12' 1" x 11' 8"
Bedroom 2 (max.)	4.17m x 2.73m	13' 8" x 9' 0"
Bedroom 3	2.94m x 2.74m	9' 8" x 9' 0"
Bedroom 4	1.90m x 2.67m	6' 3" x 8' 9"

 **Plots:** 30, 46, 63, 67, 69, 89, 90 & 107

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THE ARDINGHAM

3 BEDROOM HOME



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THE ARDINGHAM

Designed to appeal to couples or families, the three bedroom Ardingham offers a convenient layout for contemporary lifestyles. The hallway leads to a light and airy living/dining room with French doors out to the garden, while a separate kitchen, guest cloakroom and garage complete the ground floor.

An en suite master bedroom and two further bedrooms are found upstairs, plus a main bathroom and a useful storage cupboard.

TOTAL 89.8 sq. m. / 967 sq. ft.

GROUND FLOOR



Lounge/Dining (max.)	3.95m x 6.34m	13' 0" x 20' 9"
Kitchen	3.41m x 2.62m	11' 2" x 8' 7"

FIRST FLOOR



Bedroom 1	4.10m x 3.17m	13' 6" x 10' 5"
Bedroom 2	2.99m x 3.57m	9' 10" x 11' 9"
Bedroom 3	2.99m x 2.67m	9' 10" x 8' 9"

 **Plots:** 29, 70 & 77

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THE MILLDALE

3 BEDROOM HOME



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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 80.7 sq. m. / 869 sq. ft.

GROUND FLOOR



Lounge	4.62m x 3.23m	15' 2" x 10' 7"
Kitchen/Dining	4.62m x 2.96m	15' 2" x 9' 9"

FIRST FLOOR



Bedroom 1	3.23m x 2.83m	10' 7" x 9' 3"
Bedroom 2	3.03m x 2.61m	9' 11" x 8' 7"
Bedroom 3	3.03m x 1.91m	9' 11" x 6' 3"

 **Plots:** 13, 75 & 103

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 86.5 sq. m. / 931 sq. ft.

GROUND FLOOR



Lounge	5.10m × 3.02m	16' 9" × 9' 11"
Kitchen/Dining	5.10m × 2.95m	16' 9" × 9' 8"

FIRST FLOOR



Bedroom 1	3.78m × 3.08m	12' 5" × 10' 1"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"

 **Plots:** 57 & 106

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THE ALTON

3 BEDROOM HOME



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THE ALTON

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 100.8 sq. m. / 1,085 sq. ft.

GROUND FLOOR



Lounge

4.23m x 3.49m 13' 11" x 11' 6"

Kitchen/Dining (max.)

5.26m x 3.20m 17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 (max.)

4.23m x 3.49m 13' 11" x 11' 6"

Bedroom 3

3.28m x 2.17m 10' 9" x 4' 1"

SECOND FLOOR



Bedroom 1 (max excl. dormer)

6.56m x 3.12m 21' 7" x 10' 3"



Plots: 40, 41, 49, 50, 58, 59, 78 & 79

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THE FLATFORD

3 BEDROOM HOME

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THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 80.4 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge/Dining	4.72m x 3.70m	15' 6" x 12' 2"
Kitchen (max.)	3.43m x 3.08m	11' 3" x 10' 1"

* Plot specific windows

FIRST FLOOR



Bedroom 1 (min.)	2.83m x 2.96m	9' 4" x 9' 9"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3 (max.)	3.70m x 2.00m	12' 2" x 6' 7"

 **Plots:** 3, 35, 36, 85, 86, 100, 101 & 104

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.4 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge (max.) 4.26m x 3.67m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Master Bedroom (min.) 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 (max.) 3.55m x 2.00m 11' 8" x 6' 7"



Plots: 4, 23, 24, 43, 44, 47, 48, 76, 83, 84, 97-99, 102 & 105

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 64.0 sq. m. / 689 sq. ft.

GROUND FLOOR



Lounge/Dining (max.)	4.73m × 3.98m	15' 6" × 13' 1"
Kitchen	3.03m × 1.85m	9' 11" × 6' 1"

FIRST FLOOR



Master Bedroom	3.08m × 2.97m	10' 1" × 9' 9"
Bedroom 2 (max.)	3.98m × 2.56m	13' 1" × 8' 5"

 **Plots:** 14, 15, 33 & 34

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