



# Kingsbourne

NANTWICH, CHESHIRE

Kingsbourne is a collection of stunning  
2 bedroom apartments and 2, 3, 4 & 5 bedroom new homes  
in the beautiful Cheshire town of Nantwich.

**Taylor**  
**Wimpey**

# Contents





# Welcome to Kingsbourne

A beautiful collection of 2 bedroom apartments and  
2, 3, 4 & 5 bedroom detached and semi-detached homes  
in the heart of the market town of Nantwich.





# Enjoy convenient living

Set in the heart of the medieval market town of Nantwich, Kingsbourne is surrounded by the rolling Cheshire countryside as well as being nearby to the River Weaver.

The charming town centre is lined with a striking collection of grade I and II listed buildings and is home to a bustling market place, antique dealers, independent boutiques and quaint cafes.

Local countryside



Stunning traditional architecture still remains around the town



Enjoy a stroll around the calm town centre



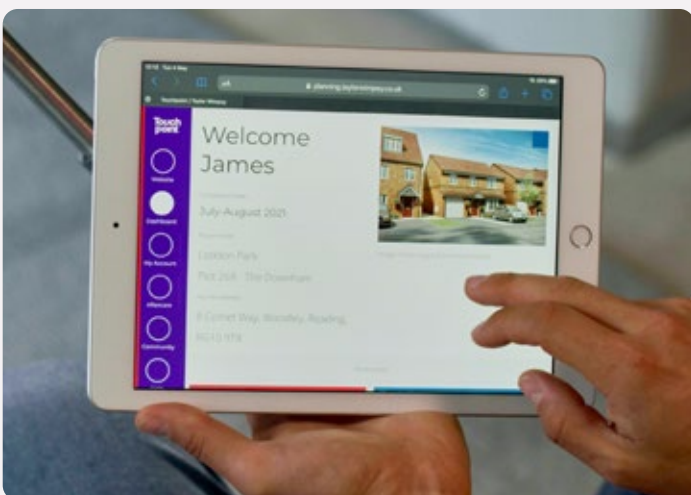


# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

	Ashenford	Gosford	Milldale	Easedale	Amersham	Braxton	Lydford	Trusdale	Coltham	Manford	Felton
<b>Kitchens</b>											
Fitted kitchen with choice of door fronts (please refer to working drawings for layout details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of laminate worktops with matching upstand from our standard selection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single oven	✓										
Stainless steel double oven		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated tall fridge freezer							✓	✓	✓	✓	✓
Integrated dishwasher							✓	✓	✓	✓	✓
Integrated washing machine							✓	✓	✓	✓	✓
<b>Bathrooms, En suites &amp; Cloakrooms</b>											
Ideal Standard chrome taps (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WC - Choice of splash back tiling from standard range (please refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom - Choice of half height tiling from standard range (please refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
En suites - Choice of half height tiling from standard range (full height to shower areas)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Modern free standing bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mechanical extraction in bathroom, en suites, kitchens, utility rooms and cloaks (with no opening windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower in en-suite (please refer to the Sales Executive for more details)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central Heating/Hot Water System</b>											
Fully programmable central heating providing hot water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White thermostatic radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains pressure hot water system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity wall insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Loft insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

	Ashenford	Gosford	Milledale	Easedale	Amerham	Braxton	Lydford	Trusdale	Coltham	Manford	Felton
<b>Electrical Features</b>											
Power points in line with NHBC requirements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master telephone socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB/double socket in kitchen (refer to drawings for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garages							✓	✓	✓	✓	✓
<b>Windows, Doors &amp; Joinery</b>											
White PVCu window frames and French doors with multi point locking system (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front door with key/thumbturn multi-point lock, chrome furniture, letter plate, viewer and chain - various designs as finishes schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Steel pre-finished garage door (colour as indicated on finishes schedule)							✓	✓	✓	✓	✓
'Newark' white finished 5 panel internal doors with chrome iron mongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Finishing Touches</b>											
Flat white finish to ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Emulsion paint to walls (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White gloss to all joinery e.g. skirting boards and door architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Internal Features</b>											
Mains operated smoke detectors to each floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes with mirrored sliding doors to master bedroom							✓	✓	✓	✓	✓
<b>External Features</b>											
House number plate to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Coach light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Gardens, Paths and Drives</b>											
Front/side garden turfed – Landscaped as per approved drawings (weather permitting)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m high close board fence to rear/sides	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap to rear/side of property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# Our homes





# The Ashenford

## 2 BEDROOM HOME



### GROUND FLOOR

#### Lounge/Dining

4.31m × 4.02m 14' 2" × 13' 2"

#### Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



### FIRST FLOOR

#### Bedroom 1

3.63m × 3.27m 11' 11" × 10' 9"

#### Bedroom 2 max.

4.31m × 2.51m 14' 2" × 8' 3"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023





# The Alton G

## 3 BEDROOM HOME



### GROUND FLOOR

#### Lounge

4.23m × 3.49m 13' 11" × 11' 6"

#### Kitchen/Dining

5.26m × 3.20m 17' 3" × 10' 6"



### FIRST FLOOR

#### Bedroom 2 max.

4.23m × 3.49m 13' 11" × 11' 6"

#### Bedroom 3

3.28m × 2.17m 10' 9" × 7' 2"



### SECOND FLOOR

#### Bedroom 1 max. ex. dormer

6.70m × 3.11m 22' 0" × 10' 3"

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# The Milldale

3 BEDROOM HOME



## GROUND FLOOR

### Lounge

4.62m × 3.34m      15' 2" × 10' 11"

### Kitchen/Dining

4.62m × 2.96m      15' 2" × 9' 9"



## FIRST FLOOR

### Bedroom 1

3.33m × 2.83m      10' 11" × 9' 3"

### Bedroom 2

3.03m × 2.61m      9' 11" × 8' 4"

### Bedroom 3

3.03m × 1.97m      9' 11" × 6' 3"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023





# The Gosford

## 3 BEDROOM HOME



### GROUND FLOOR

#### Lounge

4.26m × 3.69m      14' 0" × 12' 1"

#### Kitchen/Dining

4.72m × 2.87m      15' 6" × 9' 5"



### FIRST FLOOR

#### Bedroom 1 min.

2.96m × 2.83m      9' 9" × 9' 4"

#### Bedroom 2

3.30m × 2.63m      10' 10" × 8' 8"

#### Bedroom 3

3.55m × 2.00m      11' 8" × 6' 7"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023



# The Braxton

## 3 BEDROOM HOME



### GROUND FLOOR

**Lounge** min.

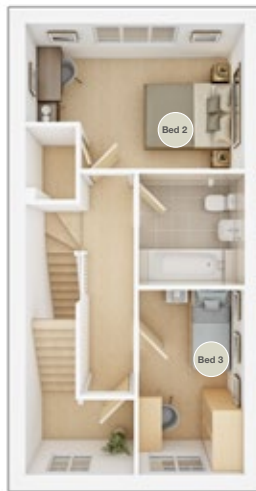
2.44m × 4.19m

8' 0" × 13' 9"

**Kitchen/Dining** max.

4.25m × 3.43m

14' 0" × 11' 3"



### FIRST FLOOR

**Bedroom 2** max.

4.25m × 2.82m

14' 0" × 9' 3"

**Bedroom 3**

2.11m × 3.59m

6' 11" × 11' 10"



### SECOND FLOOR

**Bedroom 1** max.

2.76m × 6.64m

9' 1" × 21' 10"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023





# The Amersham

## 3 BEDROOM HOME



### GROUND FLOOR

#### Lounge

2.88m × 4.03m      9' 6" × 13' 3"

#### Kitchen/Dining min.

4.37m × 2.88m      14' 4" × 9' 5"



### FIRST FLOOR

#### Bedroom 1

3.21m × 4.21m      10' 6" × 13' 10"

#### Bedroom 2 max.

4.37m × 3.08m      14' 4" × 9' 11"

#### Bedroom 3 max.

2.90m × 2.89m      9' 6" × 9' 6"

#### Study

2.22m × 1.67m      7' 4" × 5' 6"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023



# The Easedale

## 3 BEDROOM HOME



### GROUND FLOOR

#### Lounge

5.10m × 3.02m      16' 9" × 9' 11"

#### Kitchen/Dining max..

5.10m × 2.95m      16' 9" × 9' 8"



### FIRST FLOOR

#### Bedroom 1

3.78m × 3.08m      12' 5" × 10' 1"

#### Bedroom 2

3.02m × 2.86m      9' 11" × 9' 5"

#### Bedroom 3

3.02m × 2.15m      9' 11" × 7' 1"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023





# The Shelford

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

4.74m × 3.88m      15' 7" × 12' 9"

#### Kitchen/Dining max.

8.10m × 3.24m      26' 7" × 10' 8"

#### Study

2.64m × 2.10m      8' 8" × 6' 11"



### FIRST FLOOR

#### Bedroom 1 max.

3.88m × 3.76m      12' 9" × 12' 4"

#### Bedroom 2 max.

4.22m × 3.07m      13' 10" × 10' 1"

#### Bedroom 3 max.

3.43m × 3.09m      11' 3" × 10' 2"

#### Bedroom 4 max.

3.89m × 2.75m      12' 9" × 9' 0"

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# The Teasdale

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

4.77m × 3.61m      15' 8" × 11' 10"

#### Study

2.94m × 2.70m      10' 9" × 7' 2"

#### Kitchen/Dining max.

5.81m × 3.07m      19' 1" × 10' 1"



### FIRST FLOOR

#### Bedroom 1

3.67m × 3.57m      12' 1" × 11' 9"

#### Bedroom 2 max.

4.06m × 2.73m      13' 4" × 8' 11"

#### Bedroom 3

2.83m × 2.71m      9' 4" × 8' 11"

#### Bedroom 4 max.

2.63m × 1.90m      8' 8" × 6' 3"

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# The Evesham

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

3.84m × 4.54m      12' 7" × 14' 11"

#### Kitchen/Dining

5.39m × 2.86m      17' 8" × 9' 5"



### FIRST FLOOR

#### Bedroom 1 max.

3.84m × 3.54m      12' 7" × 14' 11"

#### Bedroom 2 min.

3.25m × 3.33m      10' 8" × 10' 11"

#### Bedroom 3

3.16m × 2.89m      10' 5" × 9' 6"

#### Bedroom 4 min.

2.77m × 2.64m      9' 1" × 8' 1"

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# The Coltham

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

3.84m × 4.53m      12' 7" × 14' 11"

#### Kitchen/Dining

5.39m × 2.86m      17' 8" × 9' 5"



### FIRST FLOOR

#### Bedroom 1

3.84m × 3.10m      12' 7" × 10' 2"

#### Bedroom 2

3.66m × 3.15m      12' 0" × 10' 4"

#### Bedroom 3

3.33m × 3.40m      10' 11" × 11' 2"

#### Bedroom 4

2.58m × 2.88m      8' 6" × 9' 6"

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# The Manford

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

#### Kitchen/Dining

8.11m × 3.26m      26' 7" × 10' 9"

#### Study

2.10m × 2.61m      6' 11" × 8' 7"



### FIRST FLOOR

#### Bedroom 1 max.

3.88m × 3.71m      12' 9" × 12' 2"

#### Bedroom 2 max.

3.09m × 4.02m      10' 2" × 13' 2"

#### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

#### Bedroom 4 max.

2.75m × 3.97m      9' 0" × 13' 0"

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# The Lydford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

4.49m × 3.27m      14' 9" × 10' 9"

### Kitchen/Dining

5.36m × 3.38m      17' 7" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.79m × 3.17m      12' 5" × 10' 5"

### Bedroom 2

3.35m × 3.17m      11' 0" × 10' 5"

### Bedroom 3 max.

3.30m × 2.10m      10' 10" × 6' 11"

### Bedroom 4 min.

2.23m × 2.10m      7' 4" × 6' 11"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023





# The Trusdale

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

#### Kitchen/Dining

3.58m × 6.09m      11' 9" × 20' 0"



### FIRST FLOOR

#### Bedroom 1

3.52m × 3.03m      11' 7" × 9' 11"

#### Bedroom 2

3.64m × 2.95m      11' 11" × 9' 8"

#### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

#### Bedroom 4

3.54m × 2.25m      11' 7" × 7' 5"

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# The Felton

## 5 BEDROOM HOME



### GROUND FLOOR

#### Lounge

3.14m × 4.62m      10' 4" × 15' 2"

#### Kitchen/Dining min.

7.89m × 2.50m      25' 11" × 8' 2"

#### Study

2.52m × 2.19m      8' 3" × 7' 2"

### FIRST FLOOR

#### Bedroom 1

3.14m × 5.02m      10' 4" × 16' 6"

#### Bedroom 4

2.51m × 3.24m      8' 3" × 10' 8"

#### Bedroom 5

2.30m × 3.19m      7' 7" × 10' 6"

### SECOND FLOOR

#### Bedroom 2

3.15m × 3.25m      10' 4" × 10' 8"

#### Bedroom 3

3.40m × 2.16m      11' 2" × 7' 11"

\*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73332 / APRIL 2023



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