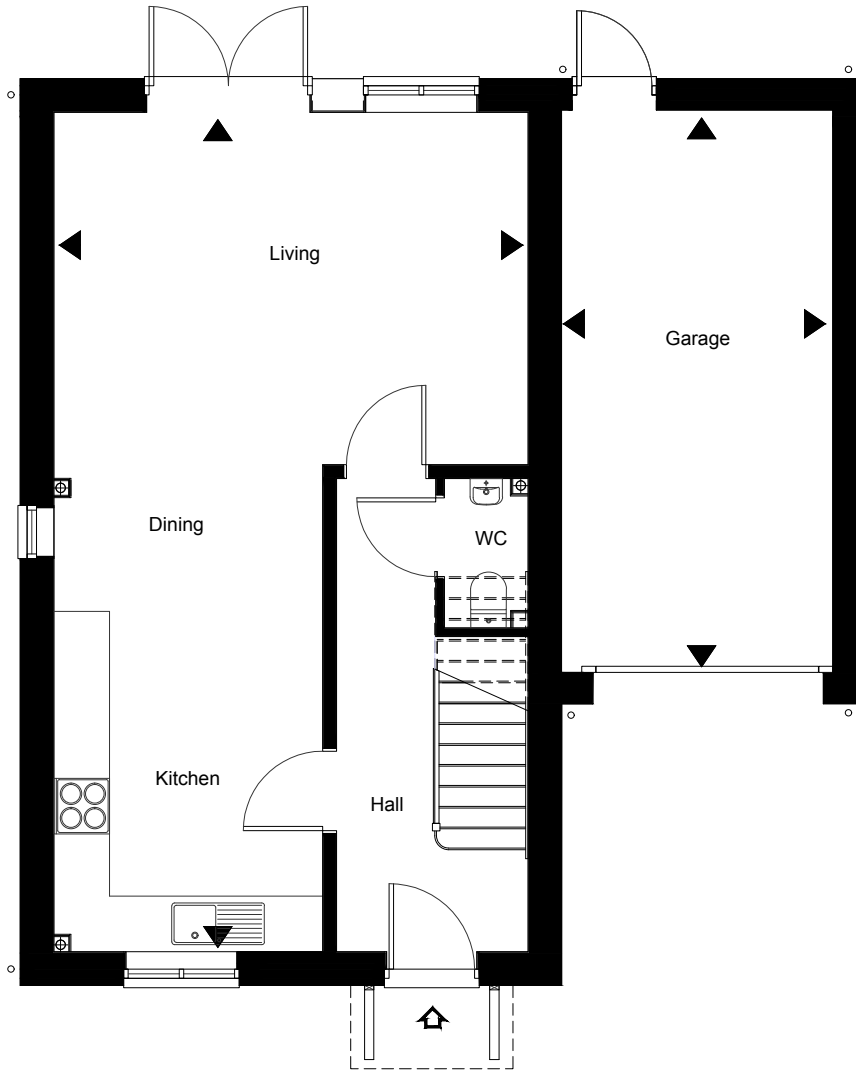


The Duncton

A spacious semi-detached three-bedroom home with integral garage



Duncton Ground Floor

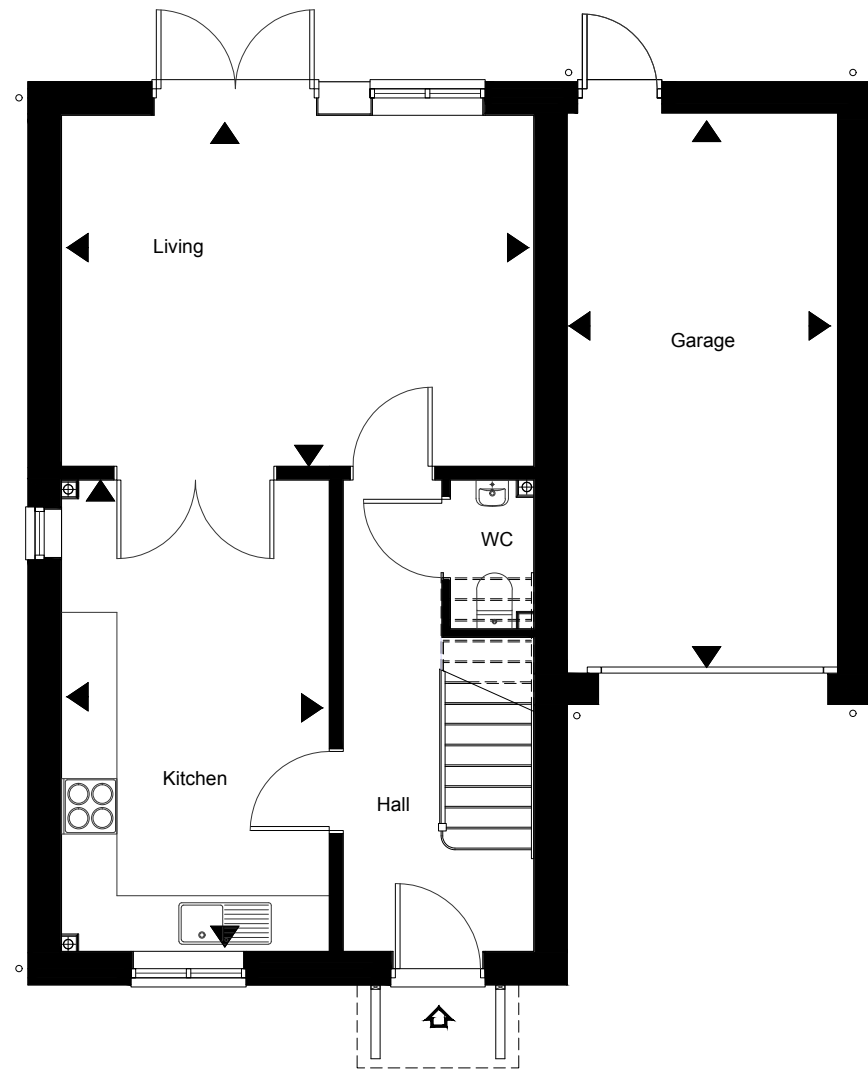


Option 1

An open plan kitchen, dining and living space
(Plot numbers 38, 40, 98, 111, 113*, 132)

| | Metric (mm) | Feet/Inches |
|-----------------------|-----------------|-------------------|
| Kitchen/Dining/Living | 9050 x 5115 max | 29'8" x 16'9" max |
| Garage | 6065 x 2930 | 19'10" x 9'7" |

* Plots 110 and 113 are detached properties



Option 2

Glazed double doors to allow you to separate the kitchen from
the living area (Plot numbers 39, 64, 99, 100, 110*, 112, 133)

| | Metric (mm) | Feet/Inches |
|-------------|-----------------|-------------------|
| Living Room | 3799 x 5115 max | 12'5" x 16'8" max |
| Kitchen | 5101 x 2899 | 16'7" x 9'5" |
| Garage | 6065 x 2930 | 19'10" x 9'7" |



Duncton First Floor

| | Metric (mm) | Feet/Inches |
|-----------|-----------------|-------------------|
| Bedroom 1 | 4115 x 3360 max | 13'6" x 11'0" max |
| Bedroom 2 | 3940 x 2750 | 12'11" x 9'0" |
| Bedroom 3 | 6015 x 2910 | 19'8" x 9'6" |

- Master bedroom with ensuite and fitted wardrobes
- Two further double bedrooms
- Family bathroom



Please note the information included in this brochure was correct at the time of going to press. Floor plans, dimensions and kitchen layouts are taken from architectural drawings and are illustrative only. Photography included depicts the surrounding area, show home, previous Seaward developments and library images. Computer Generated Images are not to scale and any trees and landscaping are illustrative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract. Seaward Properties reserves the right to make alterations to the specification at any time during the course of the construction without prior notice. Seaward Properties gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing any proposed housing development of the Company, whether in relation to the Consumer Protection from Unfair Trading Regulations 2008, the Business Protection from Misleading Marketing Regulations 2008 or otherwise.



What's included in your new home at Priors Orchard at NO additional cost



KITCHEN

Sylvarna kitchen units standard to all properties



APPLIANCES

Neff oven, gas hob, dishwasher, fridge/freezer and washer/dryer



FLOORING

All Porcelanosa ceramic tiling, Amtico and carpet



WALL TILING

Porcelanosa ceramic wall tiling in bathrooms and ensuite



STAIRCASE

Glass balustrade



GARDEN

Landscaped front garden, fully turfed back garden, patio and outside tap



ELECTRICS

Chrome switches and sockets in kitchen, USB points in bedrooms

For more information or to arrange a viewing Please contact the sales office at Priors Orchard 01243 790581 or Simply New Homes on 01243 521833

Sales Office and Show Homes open 10.00am – 5.00pm, Monday to Thursday inclusive