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ERSHAM PARK

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# YOUR BEAUTIFUL

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.

DAVID WILSON HOMES



- |                     |                |                  |                |                |                |                      |                |                          |                |
|---------------------|----------------|------------------|----------------|----------------|----------------|----------------------|----------------|--------------------------|----------------|
| ● The Belton        | 2 bedroom home | ● The Hadley     | 3 bedroom home | ● The Avondale | 4 bedroom home | ● The Kirkdale       | 4 bedroom home | BS Bin Store             | CS Cycle Store |
| ● The Wilford       | 2 bedroom home | ● The Hollinwood | 4 bedroom home | ● The Exeter   | 4 bedroom home | ● The Ingleby        | 4 bedroom home | V Visitor Parking Space  |                |
| ● The Archford Plus | 3 bedroom home | ● The Holden     | 4 bedroom home | ● The Bradgate | 4 bedroom home | ● Affordable Housing |                | BCP Bin Collection Point | S/S Substation |



# THE BELTON

TWO BEDROOM HOME



Individual plots and elevational treatments may vary, please speak to the Sales Adviser



The traditional characteristics of The Belton two bedroom bungalow disguise the modern twist inside. Attractive sash-style windows feature modern-day multi glazing to provide peace and warmth. The open-plan living space inside has two sets of French doors that

not only give a light and airy feel to the lounge/kitchen/dining area but also open out onto the rear garden, providing extra living room in good weather. Two good-sized double bedrooms are located at the front of the bungalow, plus a family bathroom and plenty of storage.

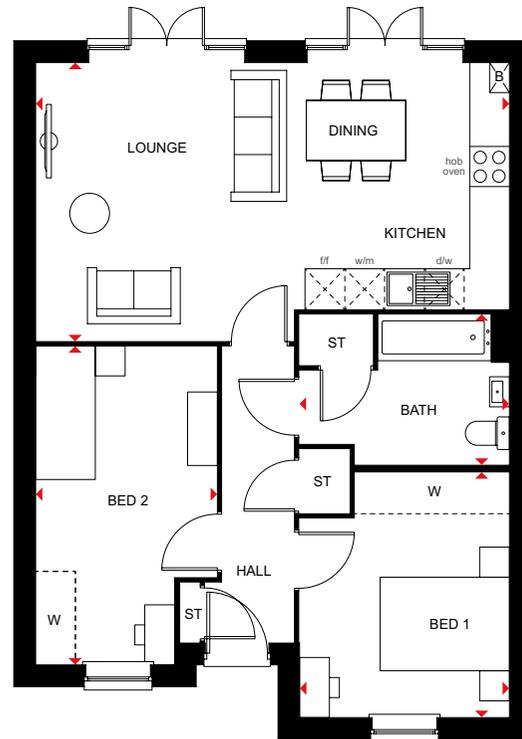
DAVID WILSON HOMES

# THE BELTON

TWO BEDROOM HOME

## Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	w/m	Washing machine space	◀▶	Dimension location



### Ground Floor

Bedroom 1	3651 x 3165 mm	11'11" x 10'4"
Bedroom 2	4762 x 2728 mm	15'7" x 8'11"
Bathroom	3165 x 2226 mm	10'4" x 7'3"
Lounge/ Kitchen/Dining	7145 x 4164 mm	23'5" x 13'8"

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# THE WILFORD

TWO BEDROOM HOME



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Light streams into The Wilford through French doors and windows, making this home a bright and pleasant place to live. The stylish fitted kitchen and the flexibility of the spacious, open-plan lounge

with dining area are perfect for modern living. Two good-sized double bedrooms and the bathroom can be found on the first floor.

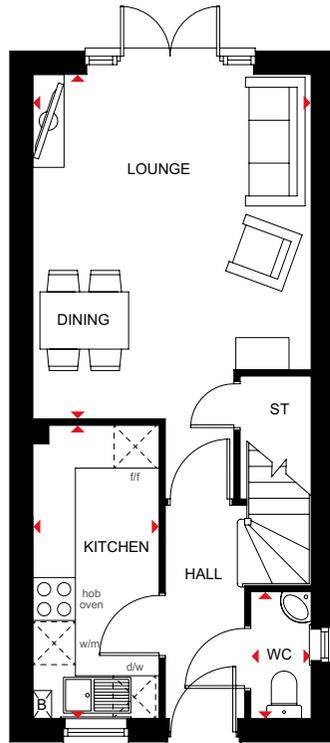
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# THE WILFORD

TWO BEDROOM HOME

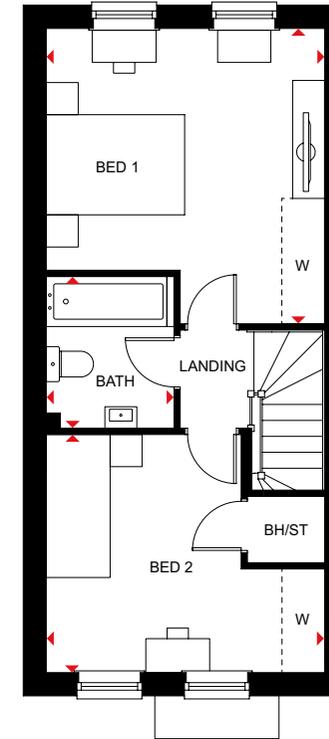
## Key

- ST Store
- w Wardrobe space
- ◄► Dimension location



### Ground Floor

Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 885 mm	5'3" x 2'0"
Lounge / Dining	4362 x 3923 mm	14'3" x 12'10"



### First Floor

Bedroom 1	3923 x 2492 mm	12'10" x 8'2"
Bedroom 2	3923 x 2931 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'2" x 5'6"

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# THE ARCHFORD PLUS

THREE BEDROOM HOME



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A bright three bedroom home, The Archford Plus has a stylish, open-plan kitchen and dining area, with French doors opening out onto the rear garden - creating the option for even more living space in good weather. A lobby separates the kitchen and the spacious

lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive family home is completed by a further double bedroom, a single bedroom and a family bathroom.

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# THE ARCHFORD PLUS

THREE BEDROOM HOME

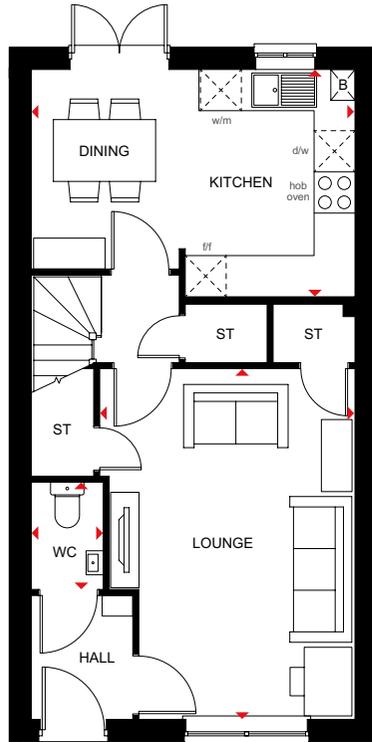
## Key

B Boiler  
ST Store

f/f Fridge/freezer space  
wm Washing machine space

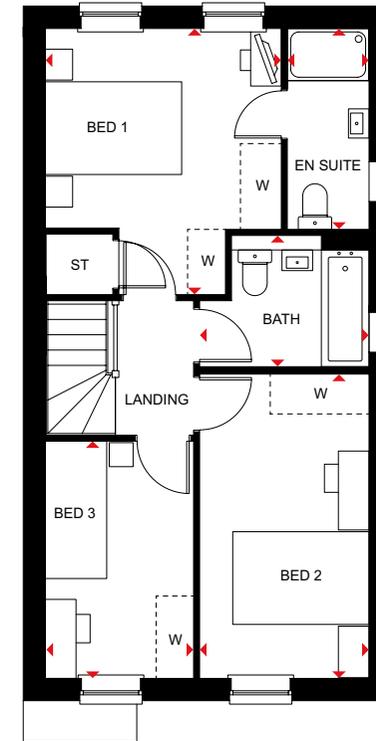
dw Dishwasher space  
w Wardrobe space

◀▶ Dimension location



### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
WC	1561 x 1054 mm	5'1" x 3'5"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"



### First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2289 x 2186 mm	7'6" x 7'2"
En suite	1385 x 2119 mm	4'6" x 6'11"
Bathroom	1815 x 2181 mm	5'11" x 7'1"

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# THE HADLEY

THREE BEDROOM HOME



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From the outside, The Hadley has a delightfully traditional look. Yet inside, the open-plan kitchen - with its dining and family areas and separate utility room - is designed very much for busy, modern living. French doors to the garden give the whole room a bright and airy

feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.

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# THE HADLEY

THREE BEDROOM HOME

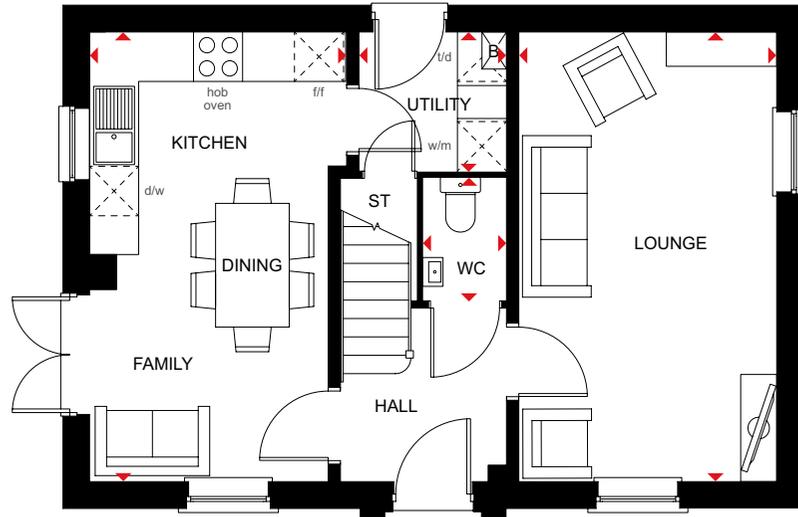
## Key

B Boiler  
ST Store

BH ST Bulkhead Store  
f/f Fridge/freezer space

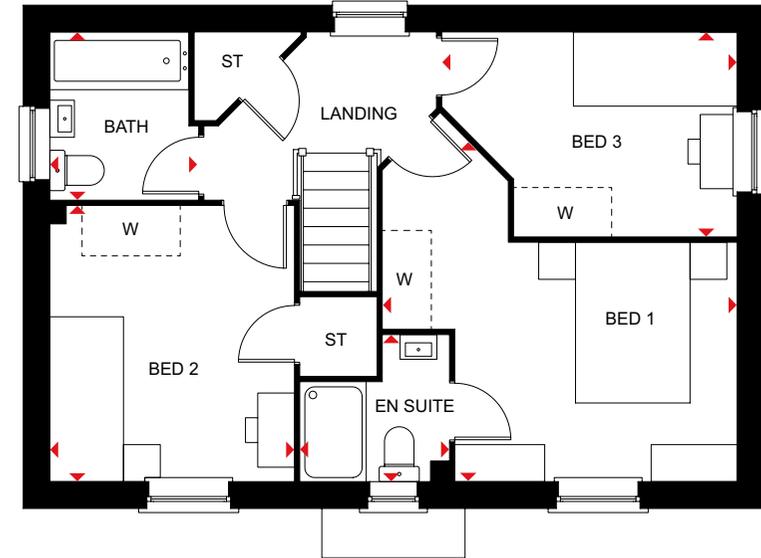
wm Washing machine space  
dw Dishwasher space

td Tumble dryer space  
◀▶ Dimension location



### Ground Floor

Lounge	5455 x 3153 mm	17'10" x 10'4"
WC	1480 x 1014 mm	4'10" x 3'7"
Utility	1804 x 1688 mm	5'11" x 5'6"
Kitchen/ Family/Dining	5455 x 3143 mm	17'10" x 10'3"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
Bedroom 2	3341 x 2978 mm	10'11" x 9'9"
Bedroom 3	2713 x 2265 mm	8'10" x 7'5"
En suite	1856 x 1771 mm	6'1" x 5'10"
Bathroom	2025 x 1811 mm	6'7" x 5'11"

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# THE INGLEBY

FOUR BEDROOM DETACHED HOME



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The sash-style windows of this family home give it a delightfully traditional feel, while inside the large open-plan kitchen with its dining and family area is designed very much for modern living. Essential utility space is discreetly tucked away in the corner of

the kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are four bedrooms, the main bedroom with en suite, and a family bathroom.

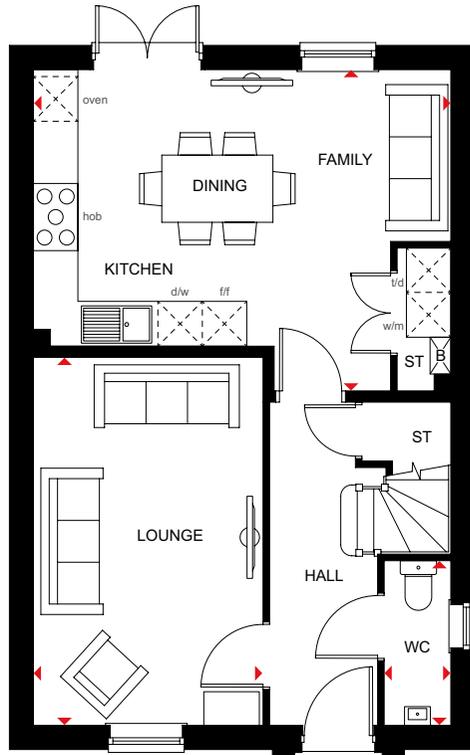
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# THE INGLEBY

FOUR BEDROOM DETACHED HOME

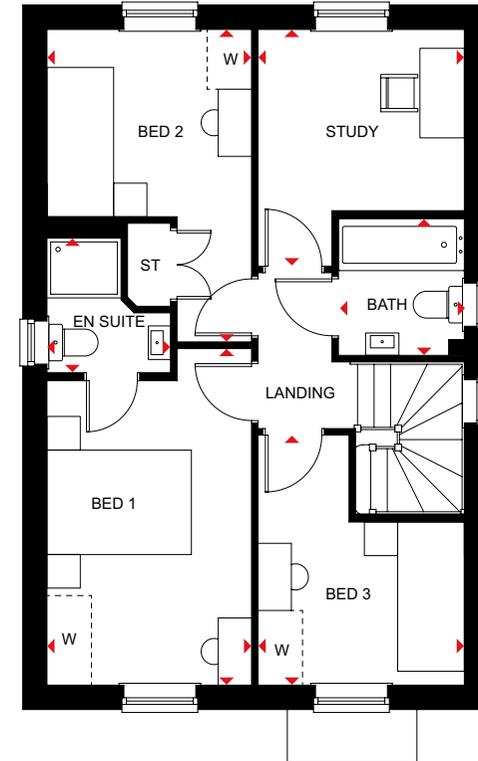
## Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
WC	2206 x 900 mm	7'2" x 2'11"
Kitchen/ Family/Dining	5635 x 4305 mm	18'5" x 14'1"



### First Floor

Bedroom 1	2762 x 4510 mm	9'0" x 14'9"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2785 x 3350 mm	9'1" x 10'11"
Bedroom 4	2785 x 3171 mm	9'1" x 10'4"
En suite	1668 x 1800 mm	5'5" x 5'10"
Bathroom	1831 x 1700 mm	6'0" x 5'7"

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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



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Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and family space. The kitchen

also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three bedrooms, the main bedroom with en suite, additional study and a family bathroom.

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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

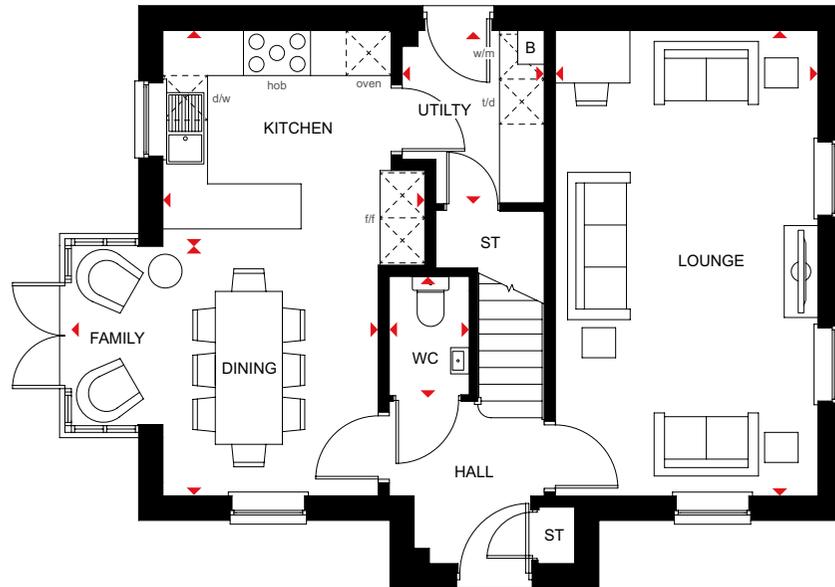
## Key

B Boiler  
ST Store

BH Bulkhead store  
f/f Fridge/freezer space

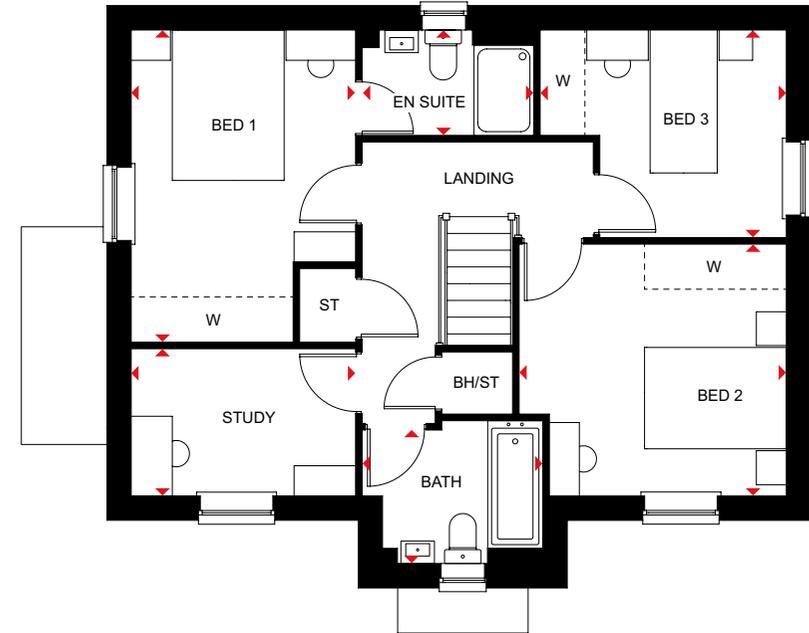
wm Washing machine space  
dw Dishwasher space

td Tumble dryer space  
◀▶ Dimension location



### Ground Floor

Lounge	6199 x 3521 mm	20'4" x 11'6"
Kitchen	2874 x 3512mm	9'5" x 11'6"
Family/Dining	3322 x 4116mm	10'10" x 13'6"
Utility	2295 x 1904 mm	7'6" x 6'2"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	2295 x 1904 mm	7' 6" x 6' 2"



### First Floor

Bedroom 1	4155 x 3010 mm	13'7" x 9'10"
Bedroom 2	3585 x 3353 mm	11'9" x 11'0"
Bedroom 3	3303 x 2763 mm	10'10" x 9'0"
Bedroom 4	3010 x 1960 mm	9'10" x 6'5"
En Suite	2301 x 1403 mm	7'6" x 4'7"
Bathroom	2424 x 1902 mm	7'11" x 6'2"

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# THE HOLDEN

FOUR BEDROOM DETACHED HOME



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The Holden has a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access

to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four bedrooms, the main bedroom with en suite, and a separate family bathroom with both bath and shower.

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# THE HOLDEN

FOUR BEDROOM DETACHED HOME

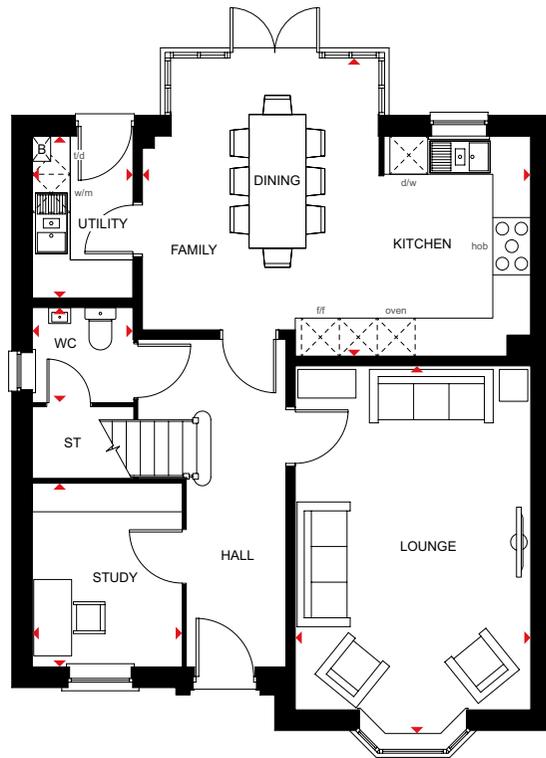
## Key

B Boiler  
ST Store

CYL Cylinder  
f/f Fridge/freezer space

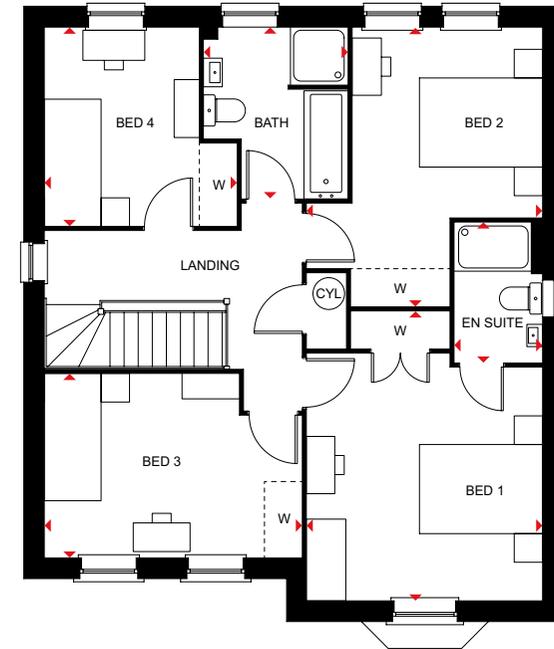
wm Washing machine space  
dw Dishwasher space

td Tumble dryer space  
◀▶ Dimension location



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'2"
WC	1498 x 1593 mm	4'11" x 5'2"
Utility	2545 x 1593 mm	8'4" x 5'2"
Study	2886 x 2361 mm	9'5" x 7'9"
Kitchen/ Family/Dining	6147 x 4685 mm	20'2" x 15'4"



### First Floor

Bedroom 1	4543 x 3728 mm	14'10" x 12'2"
Bedroom 2	4384 x 3728 mm	14'4" x 12'2"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'2" x 9'11"
En suite	2190 x 1390 mm	7'2" x 4'6"
Bathroom	2689 x 3243 mm	8'10" x 10'7"

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# THE AVONDALE

FOUR BEDROOM HOME



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This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room. A large, triple-

aspect lounge leads to the garage via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with a bath and shower.

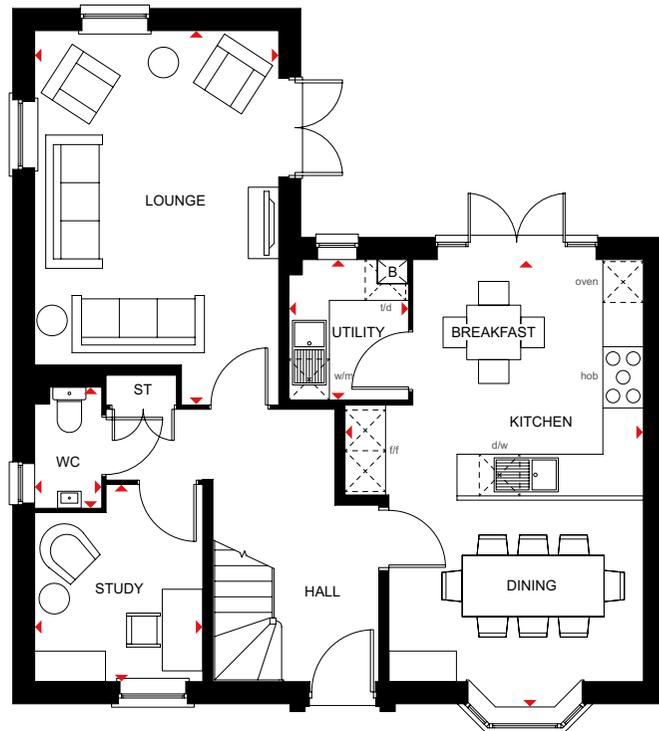
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# THE AVONDALE

FOUR BEDROOM HOME

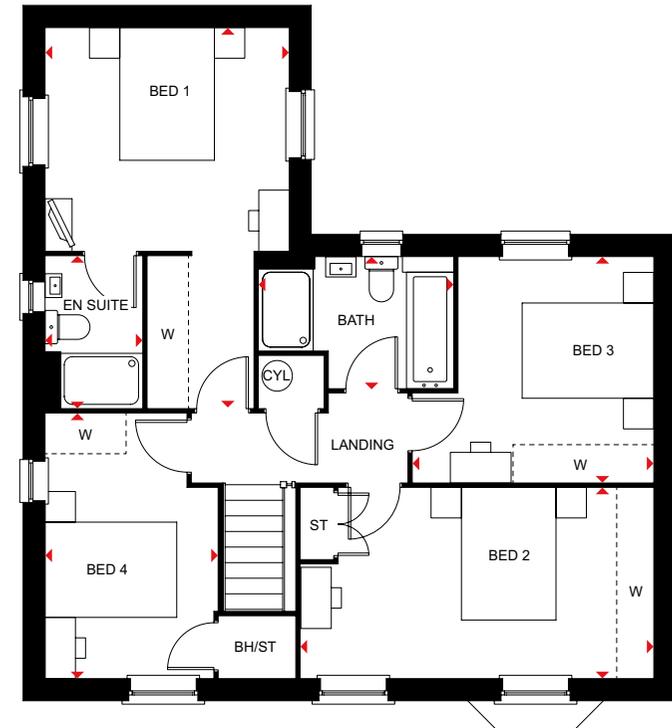
## Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
WC	1768 x 983 mm	5'9" x 3'2"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
Kitchen/ Breakfast/Dining	6600 x 4418 mm	21'7" x 14'6"



### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
Bedroom 2	5207 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
En suite	2222 x 1435 mm	7'3" x 4'8"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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# THE EXETER

FOUR BEDROOM DETACHED HOME



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The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the separate lounge a bright

and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main with en suite, and a large family bathroom. An integral garage completes this spacious family home.

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# THE EXETER

FOUR BEDROOM DETACHED HOME

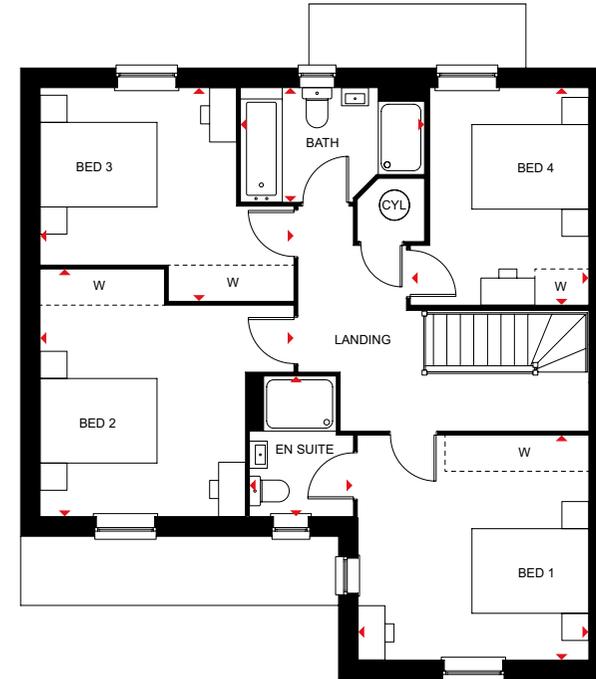
## Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

Lounge	5093 x 3850mm	16'8" x 12'7"
WC	1650 x 1496mm	5'5" x 4'10"
Utility	3148 x 1725mm	10'4" x 5'8"
Kitchen/ Family/Dining	5832 x 4775mm	19'1" x 15'8"



### First Floor

Bedroom 1	3850 x 3711mm	12'7" x 12'2"
Bedroom 2	4208 x 4088mm	13'10" x 13'5"
Bedroom 3	4208 x 3525mm	13'10" x 11'6"
Bedroom 4	3611 x 2926mm	11'10" x 9'7"
En suite	2315 x 1711mm	7'7" x 5'7"
Bathroom	3046 x 1886mm	9'12" x 6'2"

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# THE BRADGATE

FOUR BEDROOM HOME



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A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen, with separate utility, has dining and family areas leading to the garden - and extended living space in good weather

- via a beautiful walk-in glazed bay window with French doors. A separate study and lounge with attractive bay window provide room to work and relax in. Four bedrooms can be found upstairs, with en suite to the main bedroom and a family bathroom.

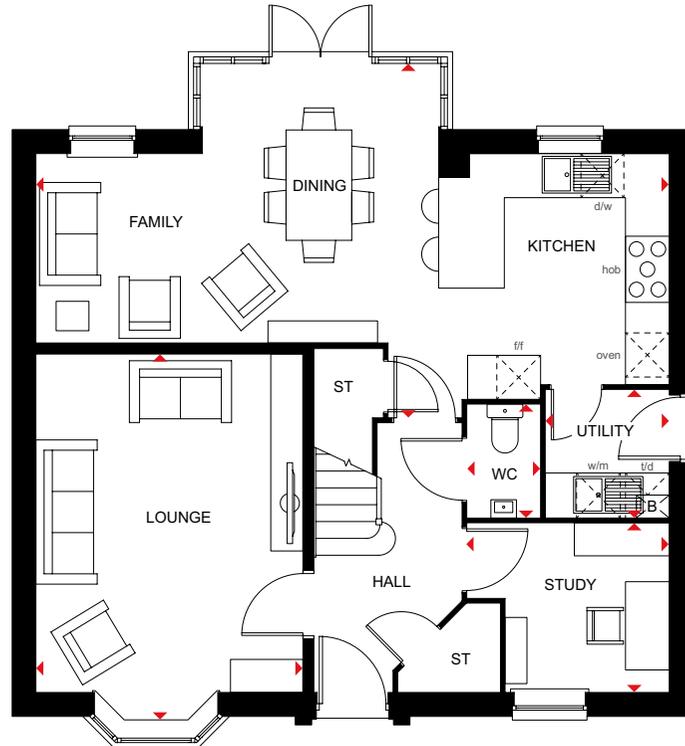
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# THE BRADGATE

FOUR BEDROOM HOME

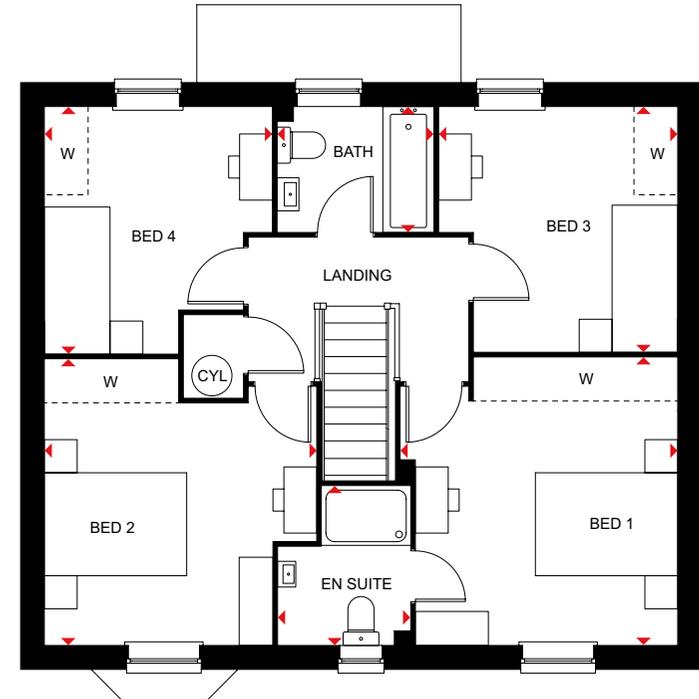
## Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
WC	1614 x 986 mm	5'3" x 3'2"
Utility	1687 x 1724 mm	5'6" x 5'7"
Study	2762 x 2295 mm	9'0" x 7'6"
Kitchen/ Family/Dining	8677 x 4807 mm	28'5" x 15'9"



### First Floor

Bedroom 1	3910 x 3791 mm	12'10" x 12'5"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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# THE KIRKDALE

FOUR BEDROOM HOME



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The Kirkdale has a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility

room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms, the main bedroom with en suite, and a family bathroom provide comfort for all the family.

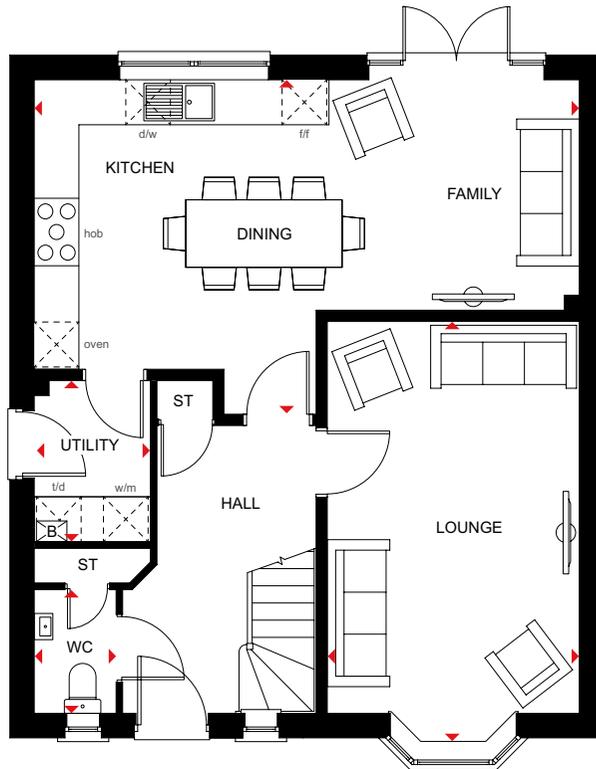
DAVID WILSON HOMES

# THE KIRKDALE

FOUR BEDROOM HOME

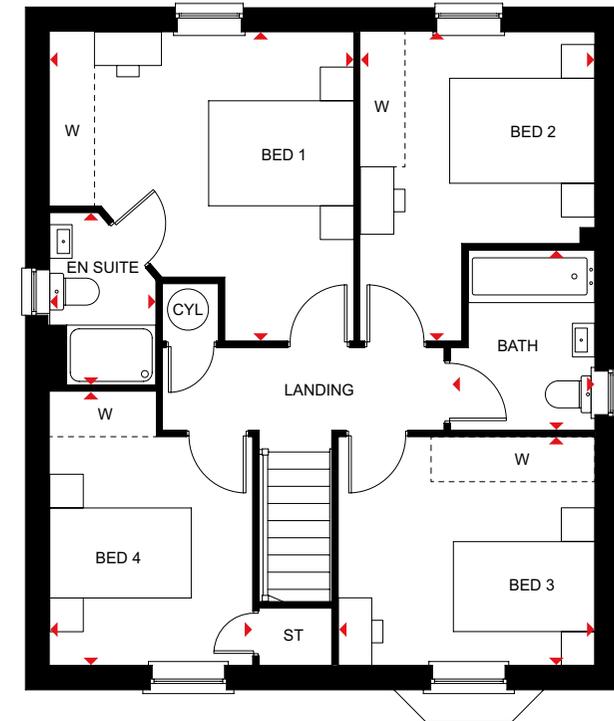
## Key

B	Boiler	BH ST	Bulkhead store	wm	Washing machine space	td	Tumble dryer space	WTH	Working from home space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space	◀▶	Dimension location



### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
WC	1100 x 1650 mm	3'7" x 5'5"
Utility	1561 x 2150 mm	5'1" x 7'0"
Kitchen/ Family/Dining	7323 x 4460 mm	24'0" x 14'7"



### First Floor

Bedroom 1	4085 x 4124 mm	13'4" x 13'6"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'3" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 11'11"
En suite	1425 x 2300 mm	4'8" x 7'6"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

# YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\*\* as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

## WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

## WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



\*\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

# NEW HOMES

## Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a house-builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



DAVID WILSON HOMES

WHERE QUALITY LIVES

[dwh.co.uk](https://www.dwh.co.uk) or call **0330 057 2222**

BDW003254/JUN22