

ROMANS'  
QUARTER  
B I N G H A M



# EXPERIENCE

— 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 accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Romans' Quarter.



**John Reddington**  
Managing Director  
David Wilson Homes, East Midlands



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

\*"We" refers to the Barratt Developments PLC Group brands.

# WELCOME

— TO ROMANS' QUARTER —



Romans' Quarter features new 3-5 bedroom homes, located on the edge of the quaint market town of Bingham, just a 30-minute commute to Nottingham city centre.

Residents will benefit from plenty of green open space with mature trees and public footpaths, ideal for evening strolls or walking



the dog. There's also a children's play area on the development which will keep the kids entertained.

Our wide range of homes has been designed with modern-day living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —



Our homes at Romans' Quarter provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a master bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

# IDEALLY LOCATED

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FOR YOUR FAMILY

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Bingham Day Nursery and Serendipity's Day Nursery are ideal for your little ones, both located within a seven-minute drive\*.

Just five minutes away\* is Robert Miles Infants School and the Ofsted-rated 'Excellent' Toot Hill School\*, which between them



accommodate students aged four to 18.

There are a number of great universities within an hour's drive\*, including Nottingham, Derby and Loughborough to name a few.

\*Based on the average drive time from the development. +Ofsted rated 2017

# EXCELLENT

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## CONNECTIONS

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Residents at Romans' Quarter will benefit from great road links with the A46 and A52 minutes away, linking you to Newark-on-Trent, Leicester, Nottingham and Grantham in less than an hour\*.



Bingham Train Station is a seven-minute drive, where Nottingham can be reached in 18 minutes, Grantham in 20 minutes, Loughborough in 54 minutes and Derby in an hour.



For holidays away, East Midlands Airport is located 34 minutes away, Doncaster Sheffield Airport is an hour away whilst Birmingham Airport is just over an hour away\*.

\*Based on the average drive time from the development.



# PLENTY

— TO SEE AND DO —



Located minutes away from Bingham town centre, you won't be far from a host of everyday amenities including numerous supermarkets such as Sainsbury's and Co-op, local shops, restaurants, cafés, public houses as well as a pharmacy, a dentist and doctor's surgery, a library and a butchers.



If an afternoon tipple is more your thing, then why not make one of Bingham's many pubs your local, including The White Lion, The Horse & Plough, The Butter Cross or The Chesterfield Arms.

Why not tingle your taste buds at the Langar Hall Restaurant, The Picture Café, The Circle Eatery or Agra Cottage, which all come highly recommended on TripAdvisor.



Take in some history by visiting Belvoir Castle, or have a family day out at Gunthorpe Lock offering family boat trips, cycling/walking trails, fishing and many pubs.

Enjoy the great outdoors and venture out to Bingham Linear Nature Reserve, Colwick Country Park or Holme Pierrepont where you can enjoy a range of activities.

# SIX MINUTES

FROM YOUR NEW HOME\*



A46 – two minutes by car



Bingham Linear Nature Reserve – two minutes by car



Bingham Library – four minutes by car



Agra Cottage – four minutes by car



Bingham Leisure Centre – five minutes by car



Toot Hill School – five minutes by car



Town centre – five minutes by car



Butler's Coffee House – five minutes by car



Sainsbury's – six minutes by car

\*Based on average drive time from development



# FIFTEEN MINUTES

FROM YOUR NEW HOME\*



Bingham train station – six minutes by car



Robert Miles School – six minutes by car



Brondi Bistro, Café, Bar – seven minutes by car



Radcliffe-on-Trent Golf Club – seven minutes by car



Gunthorpe Lock – eight minutes by car



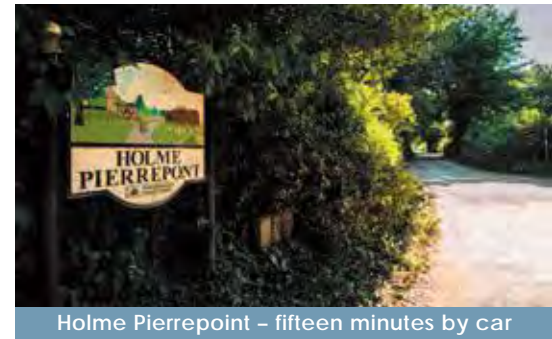
Eden Hall Day Spa – eight minutes by car



Langar Hall Restaurant – eleven minutes by car



Belvoir Castle – fifteen minutes by car



Holme Pierrepont – fifteen minutes by car

\*Based on average drive time from development

— CREATING A SUSTAINABLE —

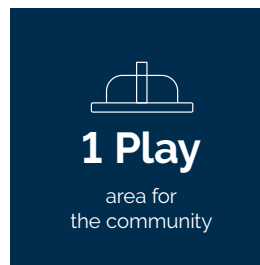
# COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.





# ROMANS' QUARTER

## BINGHAM

### PHASE 2

Dunsmore Avenue, Bingham, Nottinghamshire, NG13 8HP  
2, 3, 4 and 5 bedroom homes

- The Belstead (P232) 2 bedroom home
- The Easthorpe (P233) 2 bedroom home
- The Kennett (T310) 3 bedroom home
- The Hadley (P341) 3 bedroom home
- The Blyford (H312) 3 bedroom home
- The Archford (P382) 3 bedroom home
- The Ingleby (H403) 4 bedroom home
- The Millford (H411) 4 bedroom home
- The Bradgate (H417) 4 bedroom home
- The Exeter (H418) 4 bedroom home
- The Winstone (H421) 4 bedroom home
- The Kirkdale (H442) 4 bedroom home
- The Avondale (H456) 4 bedroom home
- The Holden (H469) 4 bedroom home
- The Emerson (H500) 5 bedroom home
- The Lichfield (H533) 5 bedroom home
- The Moreton (H538) 5 bedroom home
- The Manning (H577) 5 bedroom home
- The Gildewell (H584) 5 bedroom home
- The Henley (H588) 5 bedroom home
- The Buckingham (H597) 5 bedroom home
- Affordable Housing Rented
- Affordable Housing Shared Ownership
- Affordable Housing Social Rent

- SH Show Home
- MS Marketing Suite
- BCP Bin Collection Point
- S/S Substation
- V Visitor Parking Space
- Bus Stop



Footway / cycleway to connect with existing bridleway

Development by Barratt Homes

Potential Retail and Community Centre

Development by Others



See the Difference at [dwh.co.uk](http://dwh.co.uk)



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WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Romans' Quarter is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

BING2-PL1-2/ Rev: R



# THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This four bedroom home is airy throughout. The large, open-plan kitchen/diner is designed very much for modern living. Essential utility space is discreetly tucked away in a 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 two double bedrooms, the main with en suite, two single bedrooms and main bathroom.



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WHERE QUALITY LIVES

# THE INGLEBY

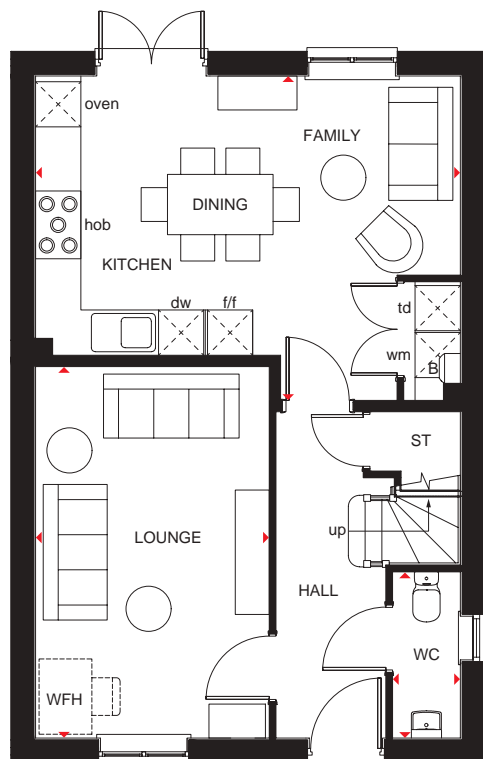
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store  
f/f Fridge/freezer space

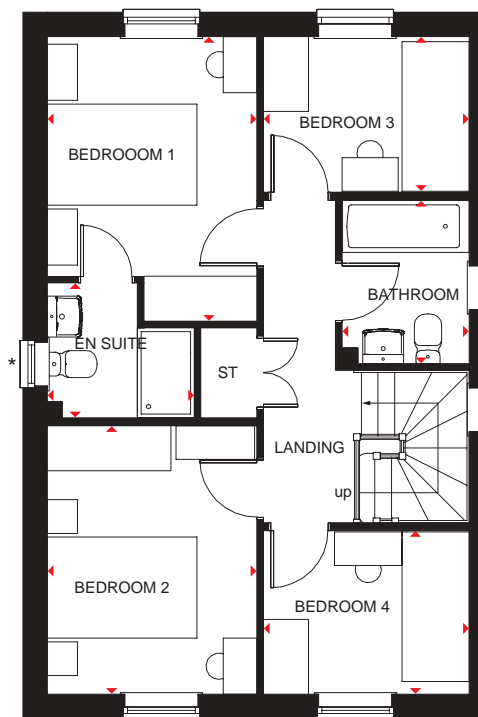
wm Washing machine space  
dw Dishwasher space  
td Tumble dryer space

WFH Working from home space  
◀▶ Dimension location



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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# THE EXETER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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.

DAVID WILSON HOMES

# THE EXETER

FOUR BEDROOM DETACHED HOME

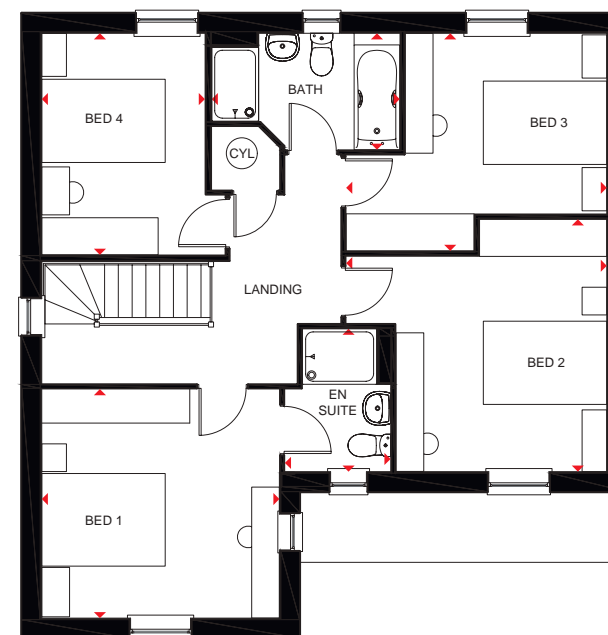
## Key

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



### Ground Floor

Lounge	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1484 mm	5'5" x 4'10"



### First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4222 x 4088 mm	13'10" x 13'5"
Bedroom 3	4222 x 3525 mm	13'10" x 11'7"
Bedroom 4	3611 x 2665 mm	11'10" x 8'9"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

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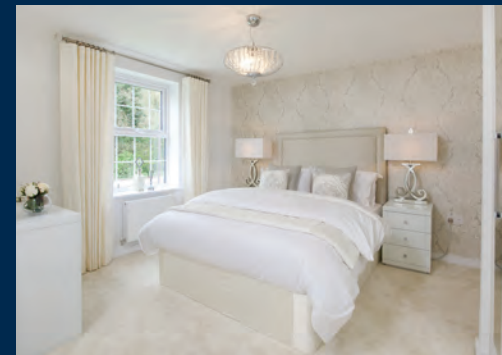
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# THE MILLFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The bay-fronted lounge and the kitchen/dining area's attractive walk-in glazed bay that leads to the garden make The Millford a bright place to call home. A family area in the kitchen increases flexibility for living and entertaining,

while a separate utility room adds practicality. The ground floor has an integral garage for added security. Upstairs are four double bedrooms, the spacious main with en suite. The fully fitted family bathroom also includes a shower.

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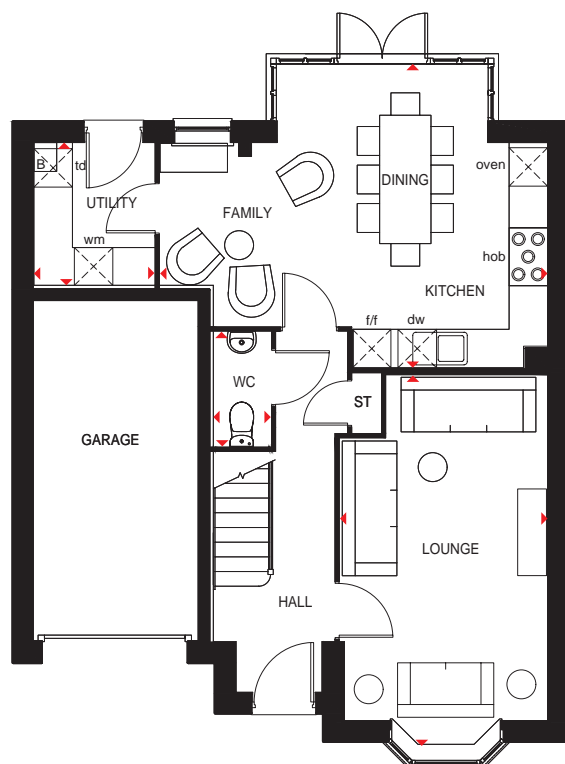


# THE MILLFORD

FOUR BEDROOM DETACHED HOME

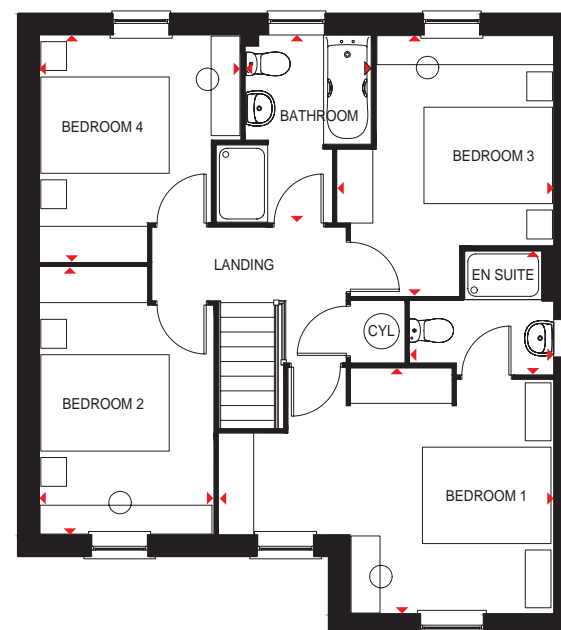
## Key

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



### Ground Floor

Lounge	5772 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



### First Floor

Bedroom 1	5195 x 3823 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4161 x 2707 mm	13'8" x 8'10"
Bedroom 3	4056 x 3365 mm	13'4" x 11'0"
Bedroom 4	3527 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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# THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an attractive bay window, making it the perfect place to relax. Upstairs there are four double bedrooms, the main bedroom with en suite and a family bathroom.



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WHERE QUALITY LIVES

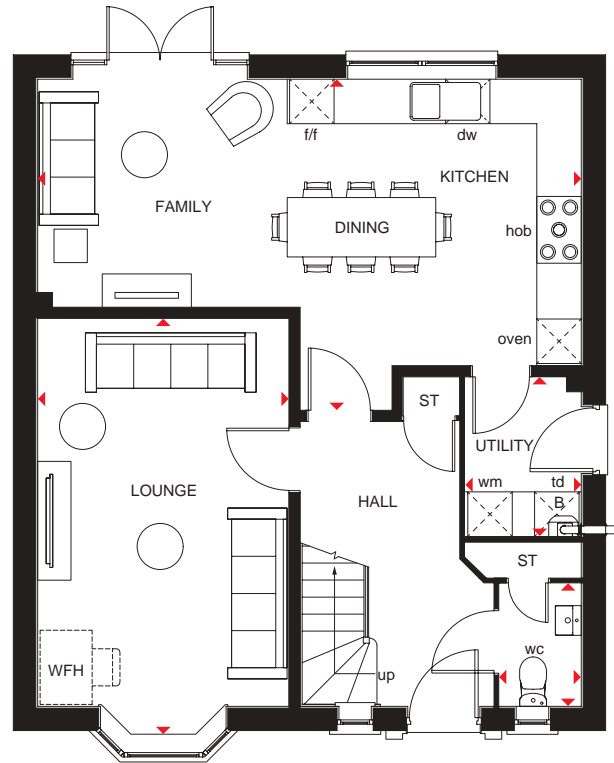


# THE KIRKDALE

FOUR BEDROOM HOME

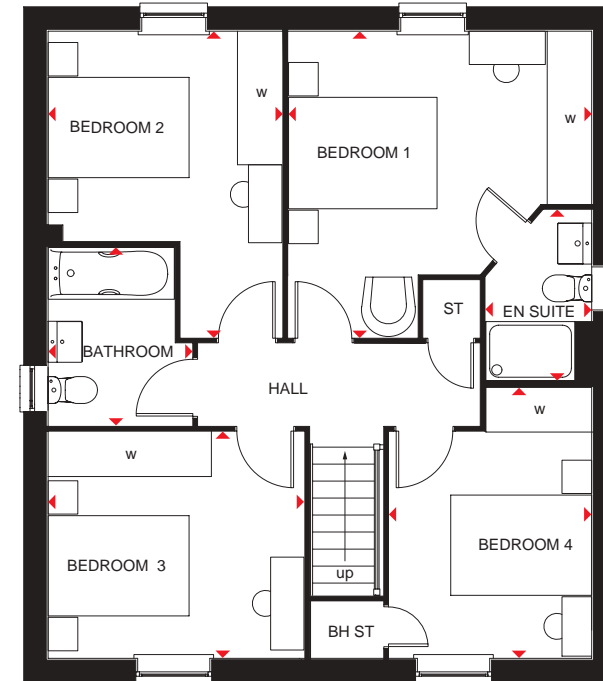
## Key

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



### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



### First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

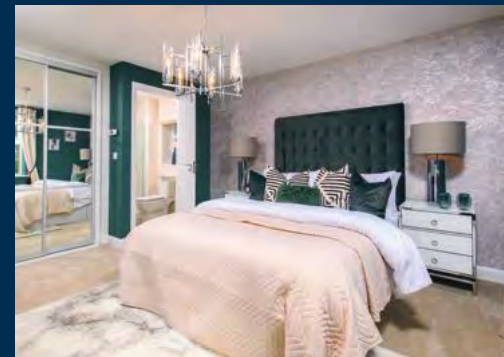
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# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden 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 double bedrooms, the main with en suite, and a family bathroom with separate shower.



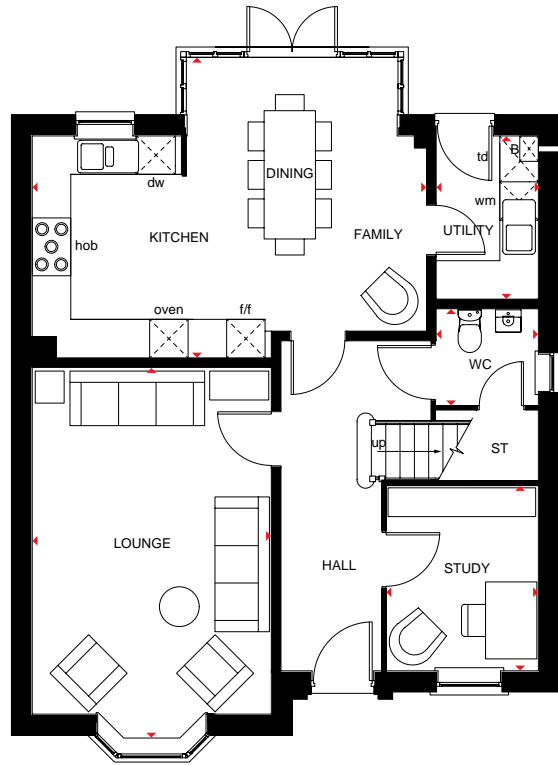
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

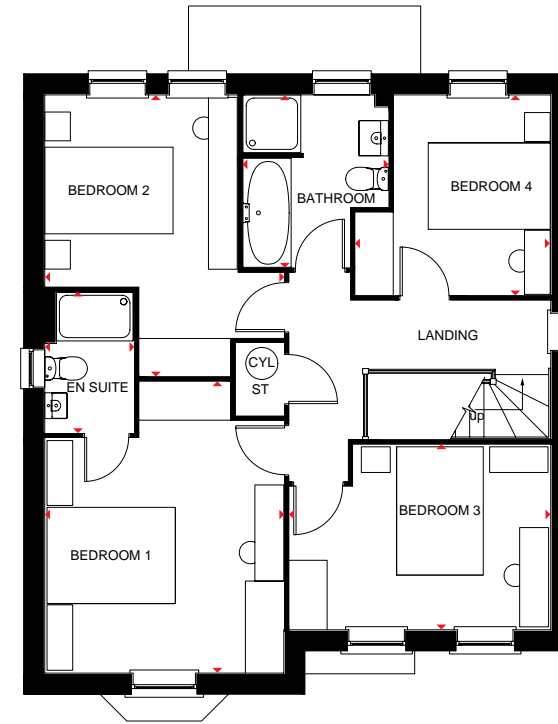
## Key

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



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/ Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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BDW001830/SEP22

# THE BRADGATE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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 with French

doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main bedroom with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



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WHERE QUALITY LIVES

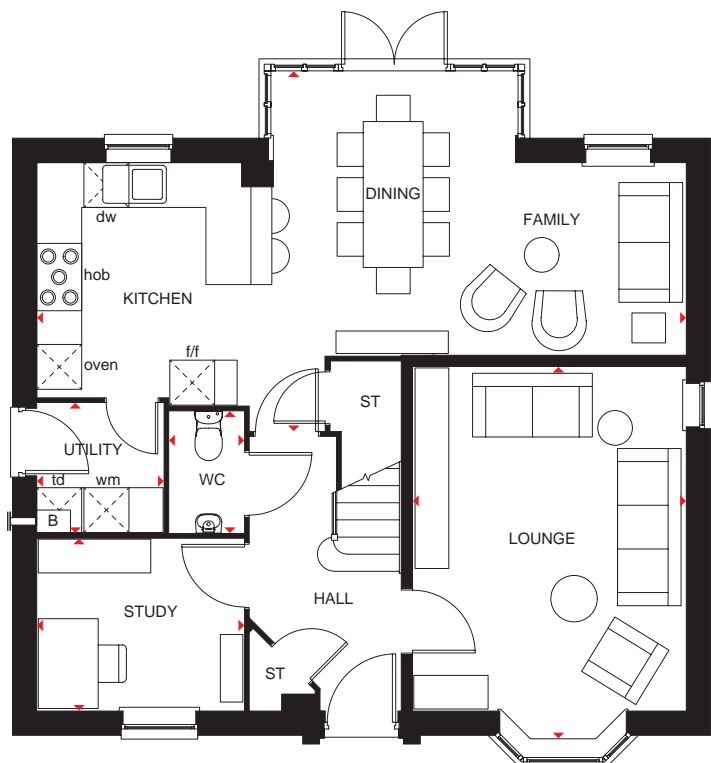


# THE BRADGATE

FOUR BEDROOM HOME

## Key

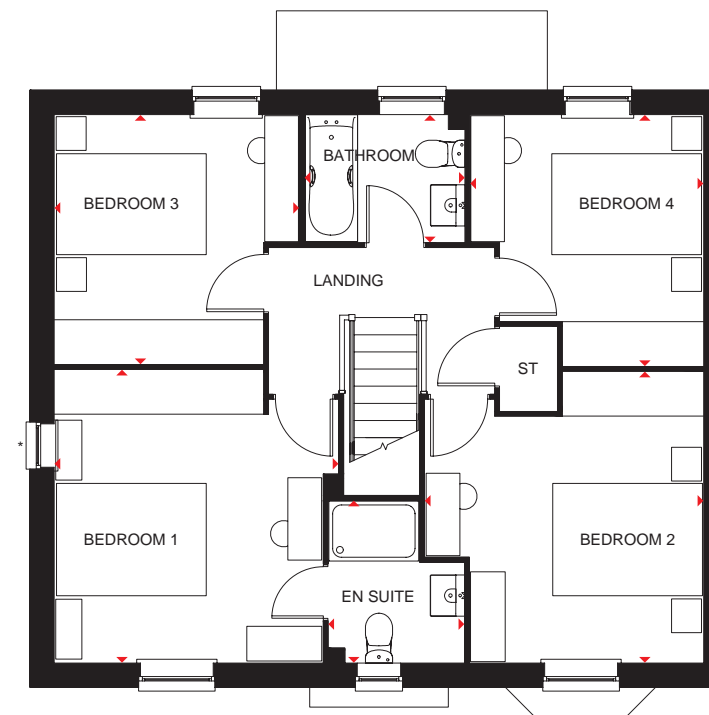
B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/ Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En Suite	2162 x 1799 mm	7'1" x 5'10"
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"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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WHERE QUALITY LIVES

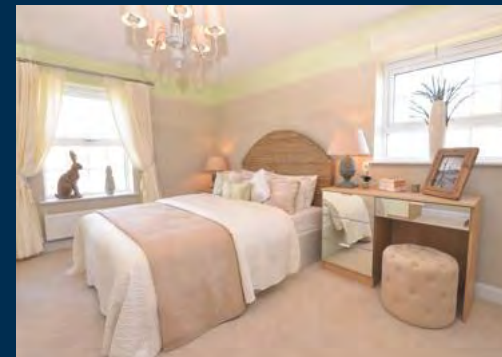


# THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan

kitchen with breakfast area and family space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large main and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.

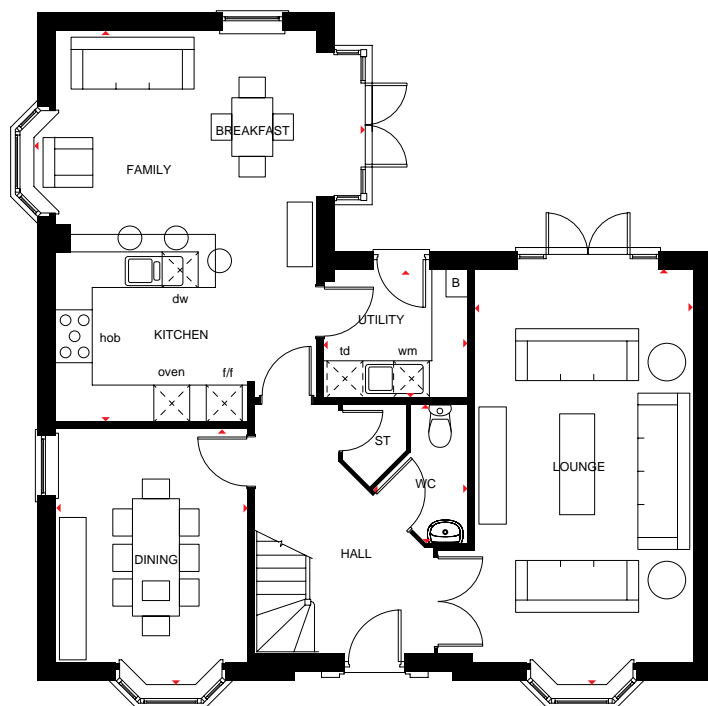
DAVID WILSON HOMES

# THE HENLEY

FIVE BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	7050 x 3675 mm	23'1" x 12'1"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	13'0" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'0"
WC	2340 x 1600 mm	7'8" x 5'3"



### First Floor

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bed 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bed 3	3733 x 3112 mm	12'3" x 10'2"
Bed 4	3452 x 3211 mm	11'4" x 10'6"
Bed 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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# THE LICHFIELD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the hall is

a study. Upstairs is an expansive main bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and bathrooms with showers, providing indulgent space for all the family.

DAVID WILSON HOMES

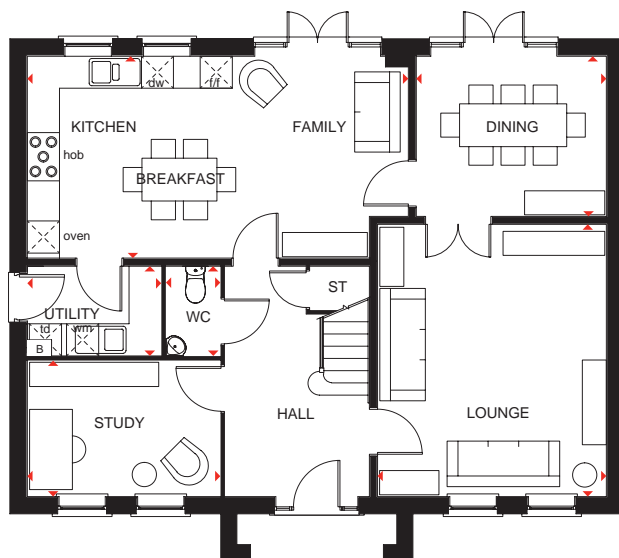


# THE LICHFIELD

FIVE BEDROOM DETACHED HOME

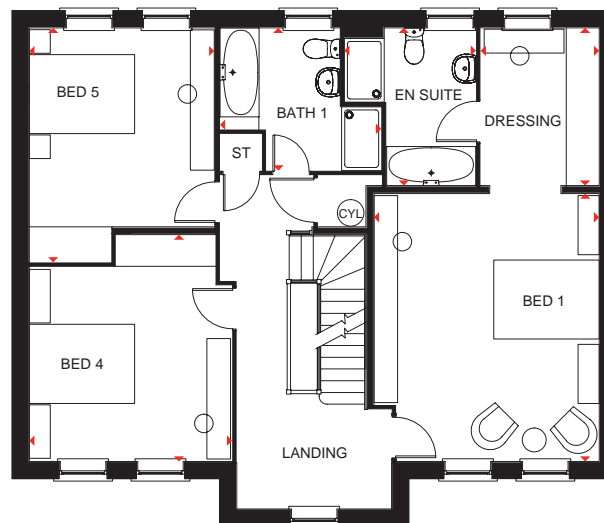
## Key

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



### Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3605 x 2539 mm	11'9" x 8'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
WC	1675 x 1016 mm	5'6" x 3'4"



### First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En suite	2994 x 2573 mm	9'10" x 8'3"
Bedroom 4	4303 x 3848 mm	14'1" x 12'8"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 2268 mm	8'11" x 7'5"



### Second Floor

Bedroom 2	6111* x 5102 mm	20'0"* x 16'8"
Bedroom 3	6111* x 4336 mm	20'0"* x 14'3"
Bathroom 2	3715 x 1733* mm	12'2" x 5'8"*

\* Overall floor dimension includes lowered ceiling areas

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BDW001966 Group DWH 2017 H533---7DS02 /OCT22

# THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

DAVID WILSON HOMES

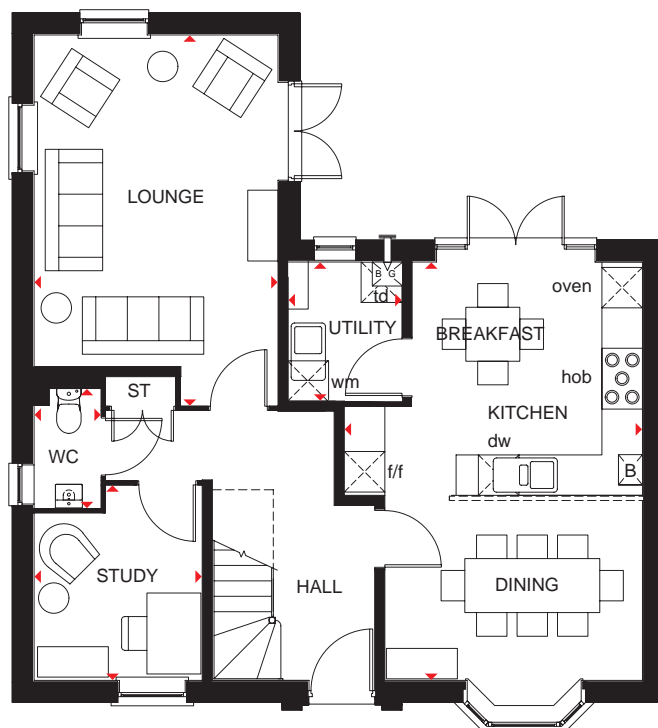


# THE AVONDALE

FOUR BEDROOM HOME

## Key

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



### Ground Floor

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



### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 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"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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BDW002738/MAR23

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DAVID WILSON HOMES

# THE MORETON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Moreton is an exceptional family home for luxury, modern living. A spacious hall leads to a large, open-plan kitchen with a separate utility room. The kitchen flows into family and breakfast areas, made all the brighter by a glazed walk-in bay leading to the garden. Elegant double doors from the hall lead to a

generous, bay-fronted lounge, which is perfect for entertaining along with the separate dining room. On the first floor are four double bedrooms – the expansive main with full en suite – and a family bathroom with shower. Upstairs again, and there is another large, en suite double bedroom and a substantial den.

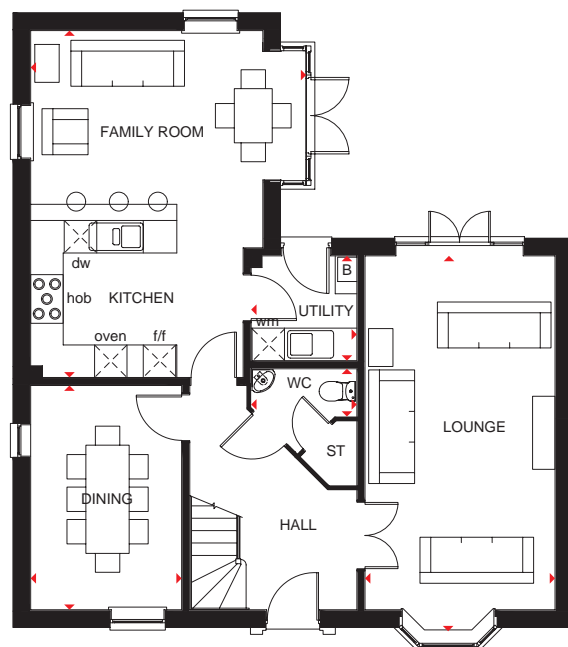
DAVID WILSON HOMES

# THE MORETON

FIVE BEDROOM DETACHED HOME

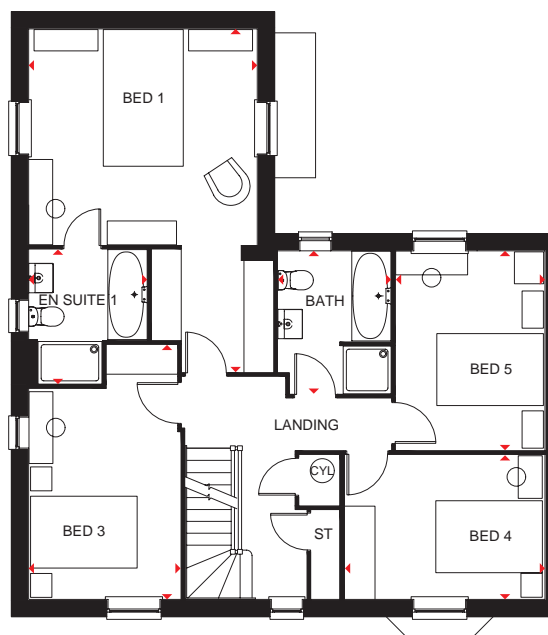
## Key

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



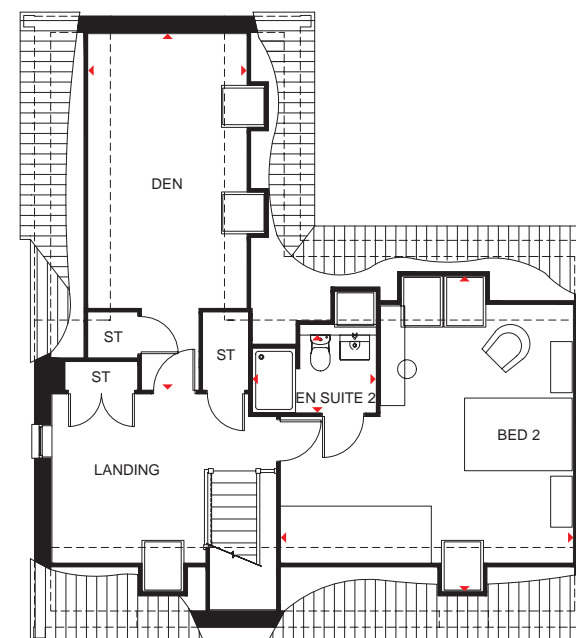
### Ground Floor

Lounge	6937 x 3512 mm	22'9" x 11'6"
Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Dining	4144 x 2790 mm	13'7" x 9'2"
Utility	1953 x 1935 mm	6'5" x 6'4"
WC	1953 x 884 mm	6'5" x 2'11"



### First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'1"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2712 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"



### Second Floor

Bedroom 2	5858 x 5438* mm	19'2" x 17'10" *
Den	6616 x 2941* mm	21'8" x 9'8" *
En suite 2	2291 x 1438* mm	7'6" x 4'8" *

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES



# THE EMERSON

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The exceptionally spacious Emerson radiates comfort and style over three floors. The large kitchen, with separate utility, has breakfast and family areas and access to the garden. The large dual-aspect lounge also leads to the garden via French doors

and there's a separate dining room for more formal entertaining. On the first floor are three double bedrooms, the large main bedroom with dressing area and en suite. The top floor has two further double bedrooms and a shower room.

DAVID WILSON HOMES

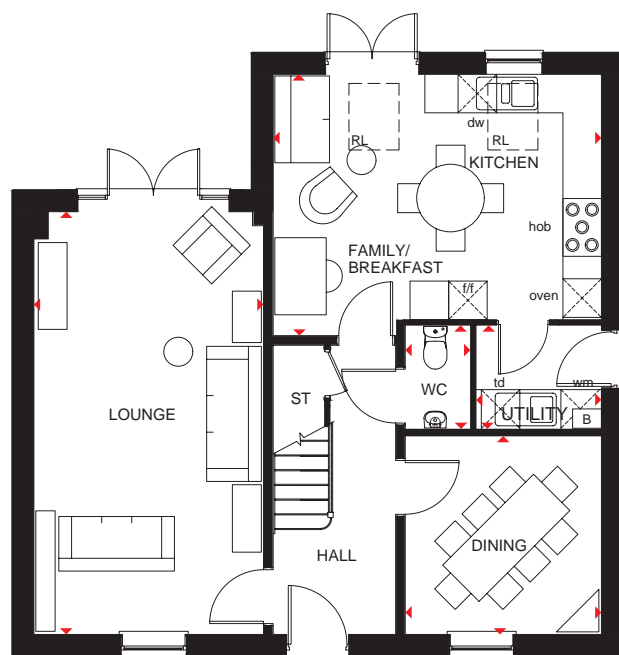


# THE EMERSON

FIVE BEDROOM DETACHED HOME

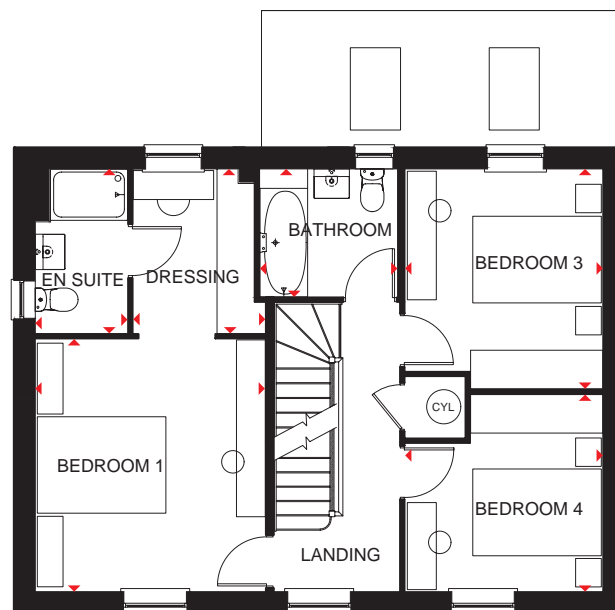
## Key

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



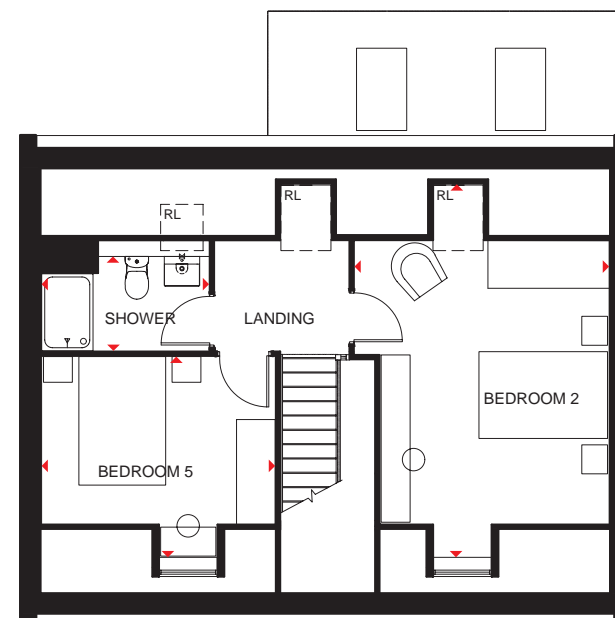
### Ground Floor

Lounge	6580 x 3573 mm	21'7" x 11'8"
Kitchen/Family/Breakfast	5107 x 4067 mm	16'9" x 13'4"
Utility	1950 x 1613 mm	6'4" x 5'4"
Dining	3089 x 3052 mm	10'1" x 10'0"
WC	1613 x 1013 mm	5'4" x 3'4"



### First Floor

Bedroom 1	3931 x 3574 mm	12'10" x 11'8"
Dressing	2560 x 2055 mm	8'4" x 6'8"
En Suite	2560 x 1435 mm	8'4" x 4'8"
Bedroom 3	3423 x 3077 mm	11'2" x 10'1"
Bedroom 4	3077 x 3068 mm	10'1" x 10'0"
Bathroom	2142 x 1991 mm	7'0" x 6'6"



### Second Floor

Bedroom 2	5283* x 3962 mm	17'4" * x 13'0"
Bedroom 5	3634 x 3082* mm	11'11" x 10'1" *
Shower Room	2606 x 1470* mm	8'6" x 4'9"*

\* Overall floor dimension includes lowered ceiling areas

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DAVID WILSON HOMES

# YOUR BEAUTIFUL

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## NEW HOME COMES WITH PEACE OF MIND

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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 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



\*\*“We” and “us” refer to the Barratt Developments PLC Group brands. \*\*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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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.

DAVID WILSON HOMES

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