



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 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

WHERE QUALITY LIVES

BLUEBELL MEADOWS

— A LOCATION LIKE NO OTHER —



A collection of 2, 3, 4 & 5 bedroom homes located in the popular town of Inkersall.

These stunning homes combine semi-rural living with excellent city connections.



This exciting new development offers excellent links to major towns and cities, with Chesterfield only 5 miles away and Sheffield 13 miles.



Families will love being close to OFSTED-rated 'Good' schools, whilst couples and professionals will benefit from the nearby road links, making commuting a breeze.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Bluebell Meadows 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 featuring two or more bathrooms, including your own private sanctuary – a main 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.

- **The Wilford**
2 bedroom home
- **The Archford**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Eckington**
3 bedroom home
- **The Greenwood**
3 bedroom home
- **The Cannington**
3 bedroom home
- **The Ashington**
4 bedroom home
- **The Ingleby**
4 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Meriden**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Winstone**
4 bedroom home
- **The Henley**
5 bedroom home
- **Affordable housing**

- SH** Show Home
- MS** Marketing Suite
- V** Visitors Parking Space
- BCP** Bin Collection Point
- S/S** Sub Station
- Sales Centre and Show Homes Area
- Cycle Path

-  Existing Trees
-  New Tree Line
-  Public Open Space
7 acres of POS
-  Path
New path through development. See Sales Advice for more details.
-  Trans Pennine Trail
-  Attenuation Basin
Wet Habitat
-  Local Area Playground
(L.A.P.)

Giving nature a home on this development:

-  Bat Box
Enclosed Bat Box
-  Swift Nesting Brick
Sparrow Terrace
-  Starling Box
Bird Box
-  Hedgehog Highway
Please ask marketing assistant for further information.



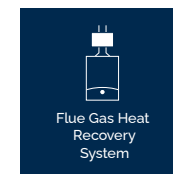
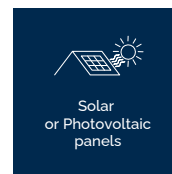
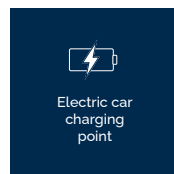
See the Difference at dwh.co.uk

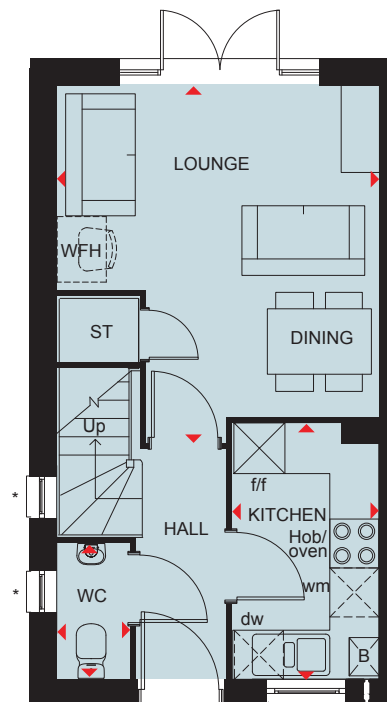


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME





Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

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



First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

Key

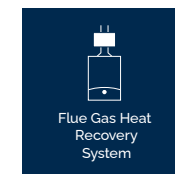
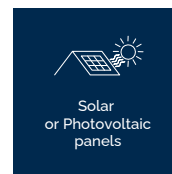
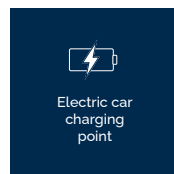
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ST	Store	dw	Dishwasher space	w	Wardrobe space	◀▶	Dimension location

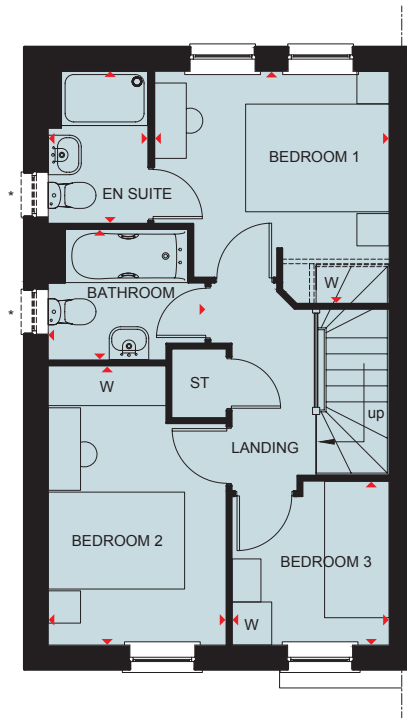
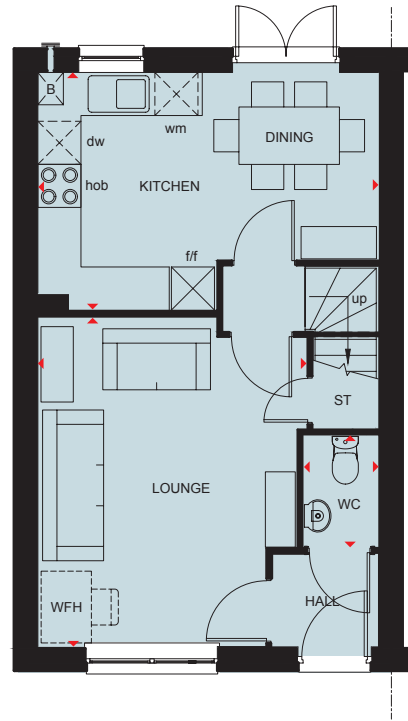


DAVID WILSON HOMES

THE ARCHFORD

THREE BEDROOM TERRACED HOME





*Optional window refer to sales advisor for individual plots

Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

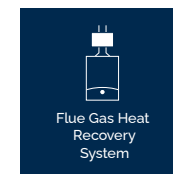
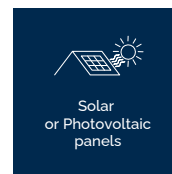
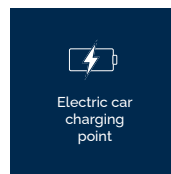
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ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location

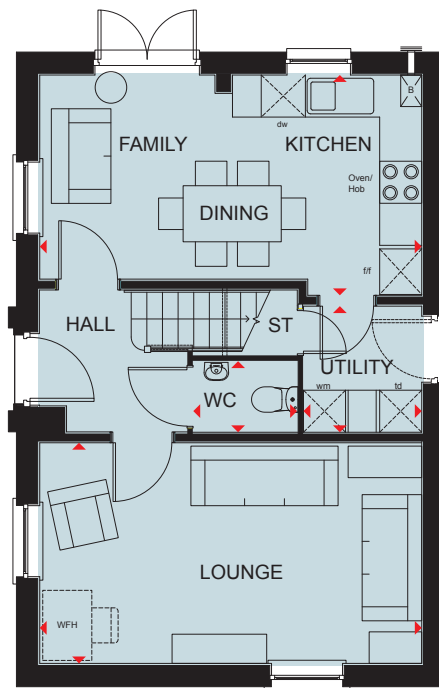


DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM END OR DETACHED HOME

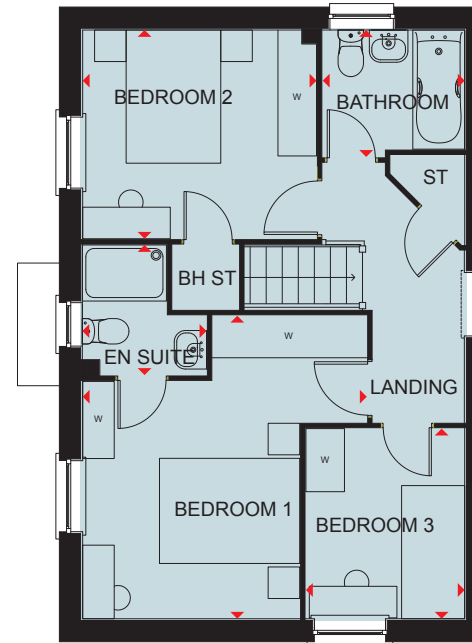




*Optional door please refer to sales advisor

Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



*Optional window please refer to sales advisor

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	w	Wardrobe space	◄ ►	Dimension location
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	WFH	Working from home space		



DAVID WILSON HOMES

THE ECKINGTON

THREE BEDROOM HOME



Highly-efficient
insulation



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



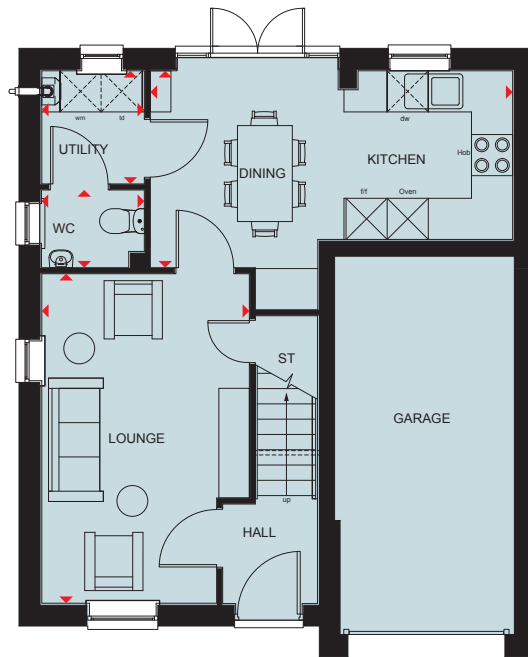
Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing

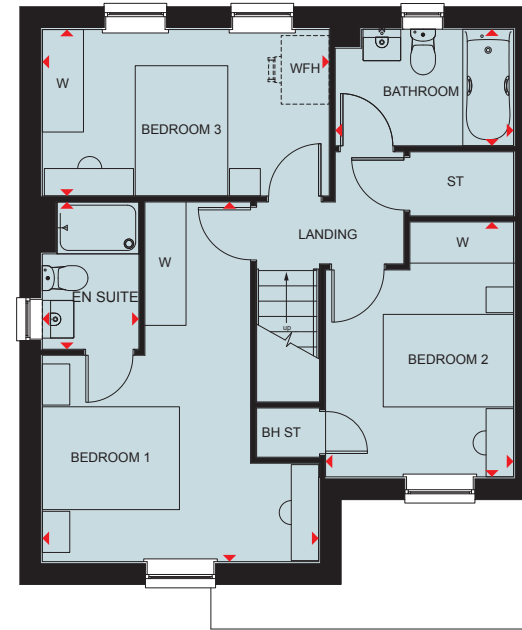


Flue Gas Heat
Recovery



Ground Floor

Lounge	4807 x 3028 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1495 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



First Floor

Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3719 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"

Key

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



DAVID WILSON HOMES

GREENWOOD

THREE BEDROOM HOME



Highly-efficient
insulation



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



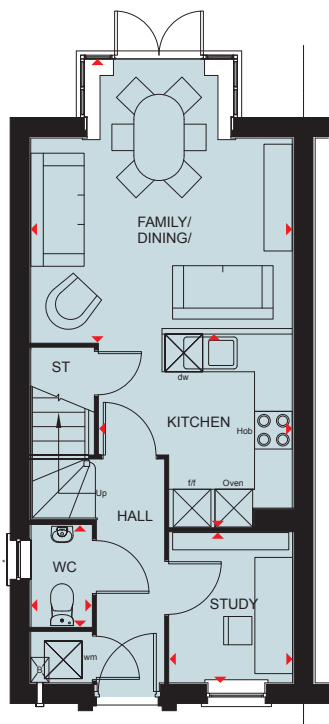
Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



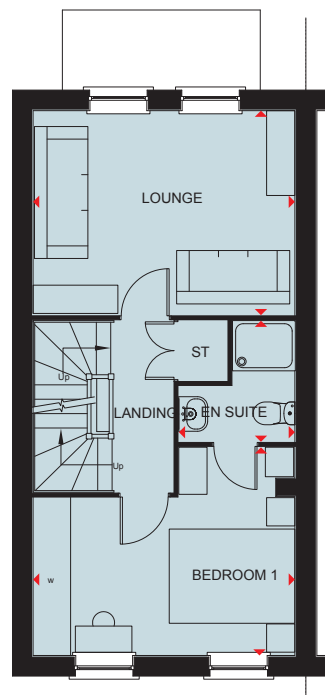
Flue Gas Heat
Recovery



Ground Floor

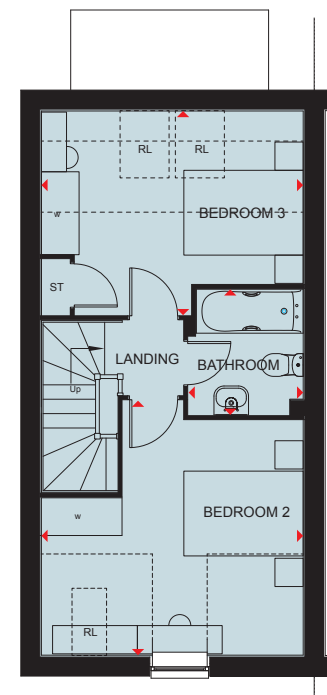
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

*WC window to be included where plotting conditions allow



First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En suite	1928 x 1848 mm	6'4" x 6'1"



Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'4"
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"
Bathroom	2001 x 1827 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

Key

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



DAVID WILSON HOMES

CANNINGTON

THREE BEDROOM HOME



Highly-efficient
insulation



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



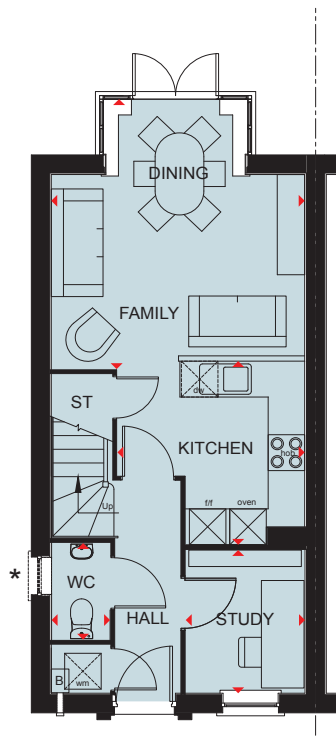
Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



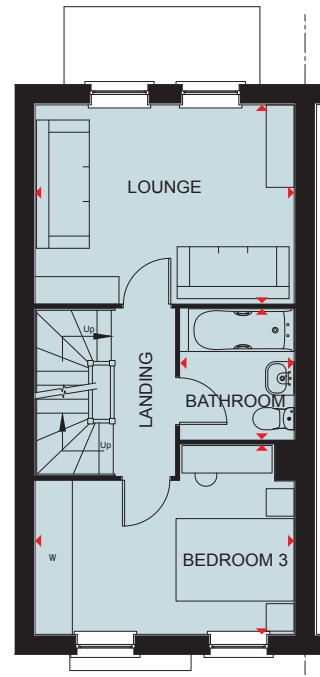
Flue Gas Heat
Recovery



Ground Floor

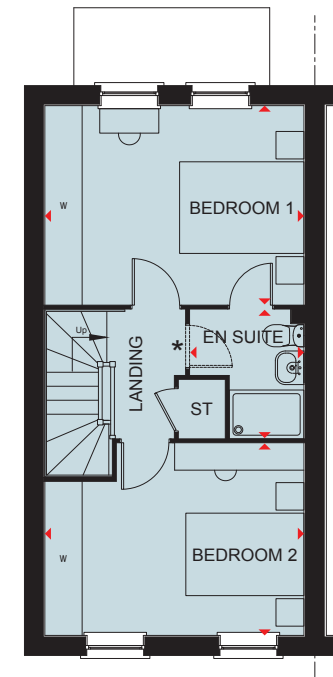
Family/Dining	4513 x 4162 mm	14'10" x 13'8"
Kitchen	3076 x 3070 mm	10'1" x 10'1"
Study	2394 x 1959 mm	7'10" x 6'5"
WC	1614 x 961 mm	5'4" x 3'2"

*Window to WC included where plotting conditions allow



First Floor

Lounge	4168 x 3249 mm	13'8" x 10'8"
Bedroom 3	4168 x 3104 mm	13'8" x 10'2"
Bathroom	2139 x 1831 mm	7'0" x 6'0"



Second Floor

Bedroom 1	4168 x 3249 mm	13'8" x 10'8"
En suite	2101 x 1828 mm	6'11" x 6'0"
Bedroom 2	4168 x 3137 mm	13'8" x 10'4"

*Optional Door to En suite

Key

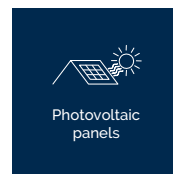
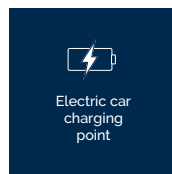
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ST	Store	dw	Dishwasher space	td	Tumble dryer space	w	Wardrobe space		

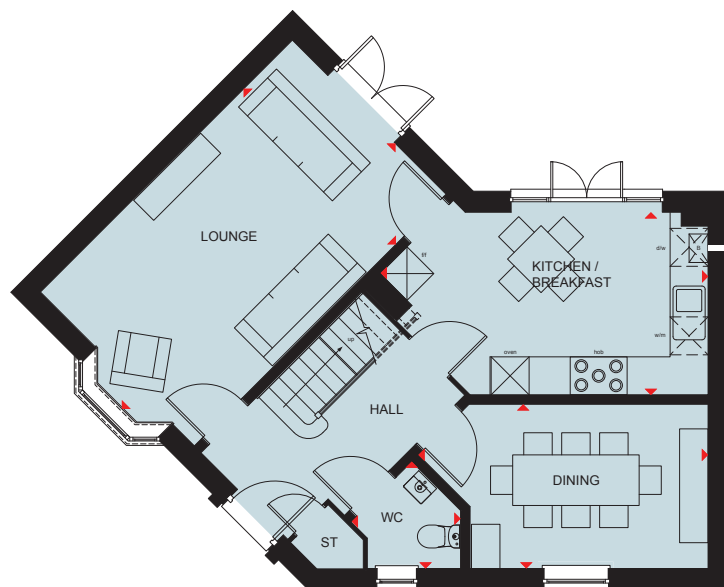


DAVID WILSON HOMES

THE ASHINGTON

FOUR BEDROOM HOME





Ground Floor

Lounge	6027 x 3442 mm	19'9" x 11'3"
Kitchen/Breakfast	5177 x 2887 mm	16'11" x 9'5"
Dining	4580 x 2603 mm	15'0" x 8'6"
WC	1720 x 1691 mm	5'8" x 5'6"



First Floor

Bedroom 1	3539 x 3821 mm	11'7" x 12'6"
En suite	2279 x 1398 mm	7'6" x 4'7"
Bedroom 2	3509 x 3504 mm	11'6" x 11'6"
Bedroom 3	4248 x 3447 mm	13'11" x 11'3"
Bedroom 4	2343 x 2519 mm	7'8" x 8'3"
Bathroom	2805 x 2012 mm	9'2" x 6'7"

Key

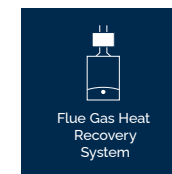
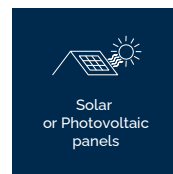
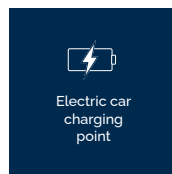
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ST	Store	BH ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	w	Wardrobe space		

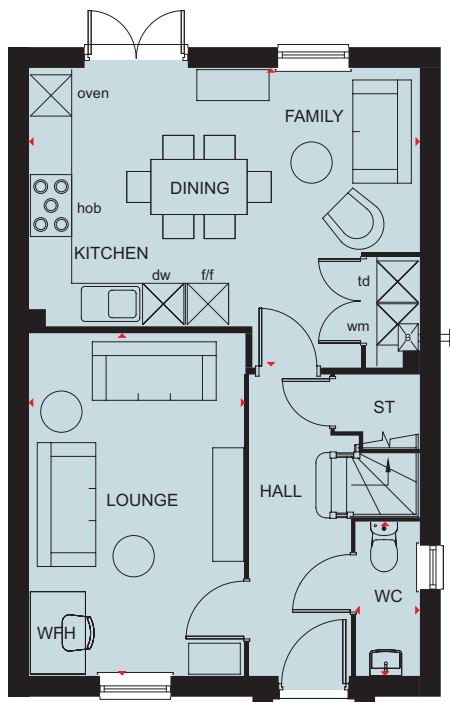


DAVID WILSON HOMES

THE INGLEBY

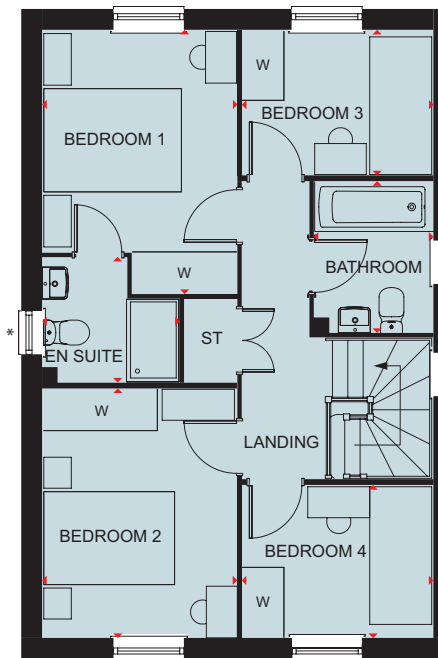
FOUR BEDROOM HOME





Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3797 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 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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

Key

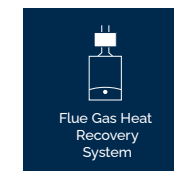
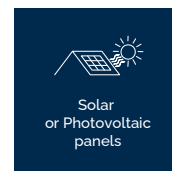
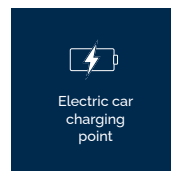
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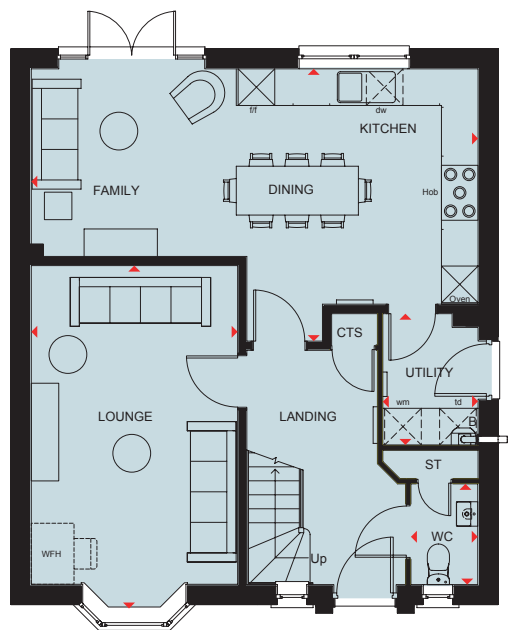


DAVID WILSON HOMES

KIRKDALE

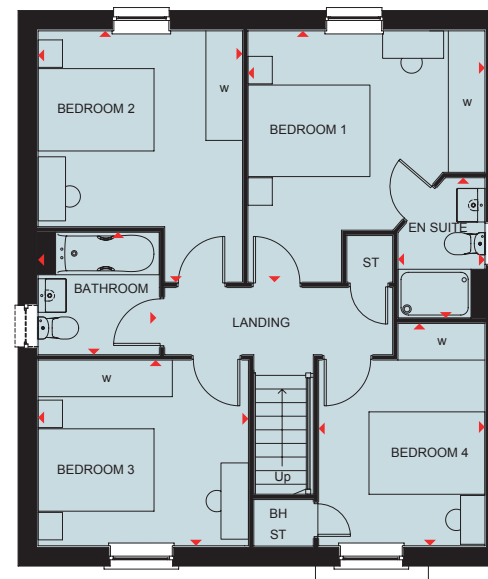
FOUR BEDROOM DETACHED HOME





Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

Key

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



DAVID WILSON HOMES

THE MERIDEN

FOUR BEDROOM HOME



Highly-efficient
insulation



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



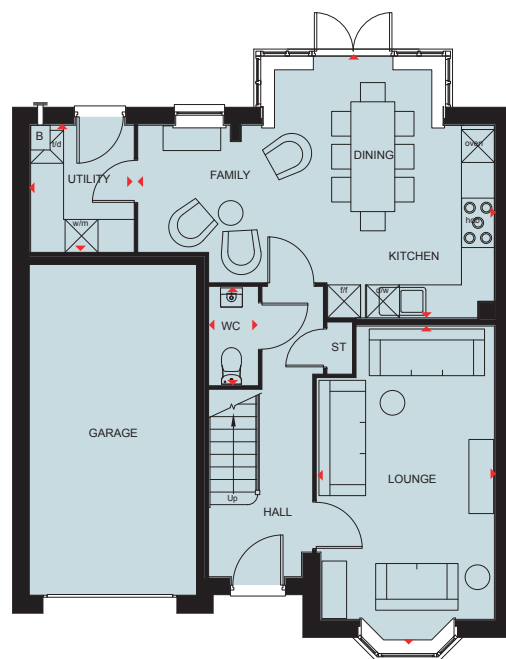
Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing

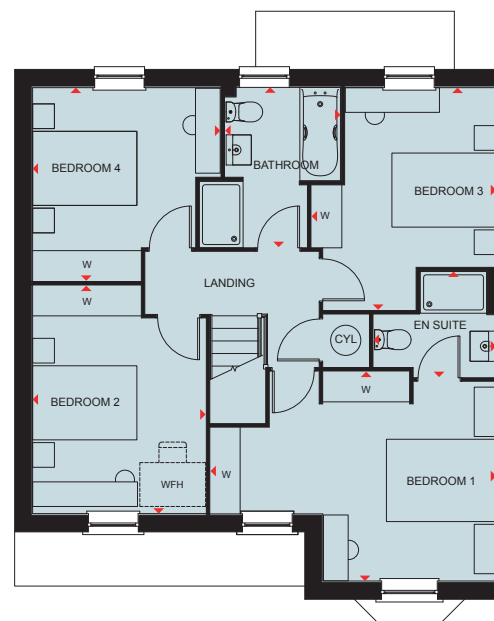


Flue Gas Heat
Recovery



Ground Floor

Lounge	5762 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4768 mm	21'3" x 15'7"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3817 mm	17'1" x 12'6"
En suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4156 x 3155 mm	13'8" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

Key

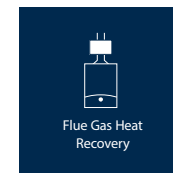
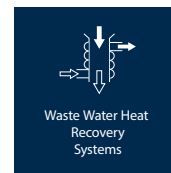
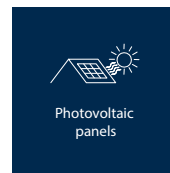
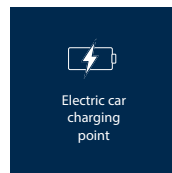
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ST	Store	dw	Dishwasher space	td	Tumble dryer space	w	Wardrobe space		



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME





Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
WC	1768 x 975 mm	5'10" x 3'2"
Hall	4027 x 3983 mm	13'2" x 13'1"



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En suite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"
Landing	3150 x 1288 mm	10'4" x 4'3"

Key

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



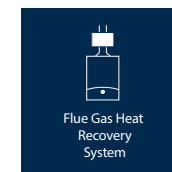
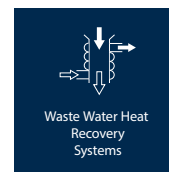
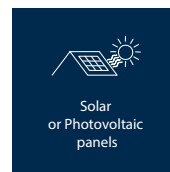
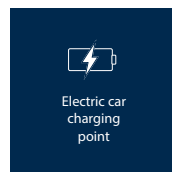
Scan here for more details

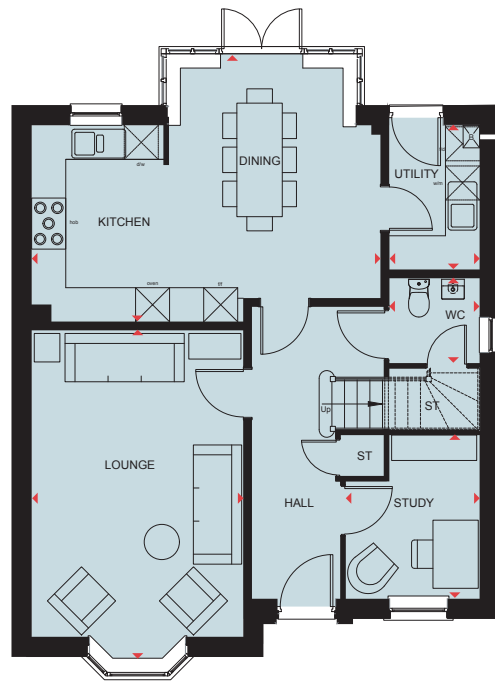


DAVID WILSON HOMES

THE HOLDEN

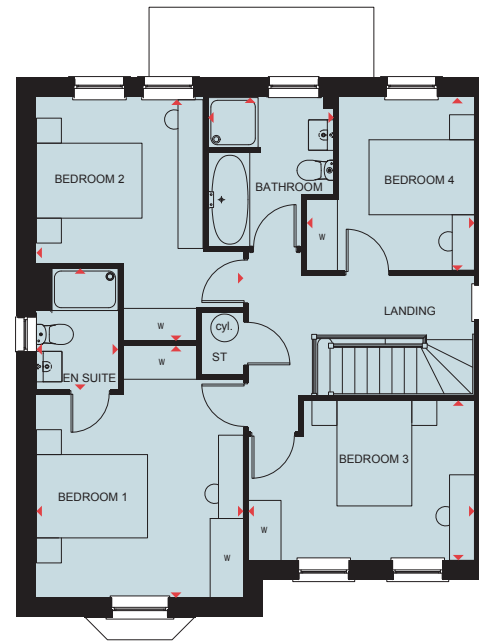
FOUR BEDROOM DETACHED HOME





Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

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



Scan here for more details



DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM DETACHED HOME



Highly-efficient
insulation



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Solar
or Photovoltaic
panels



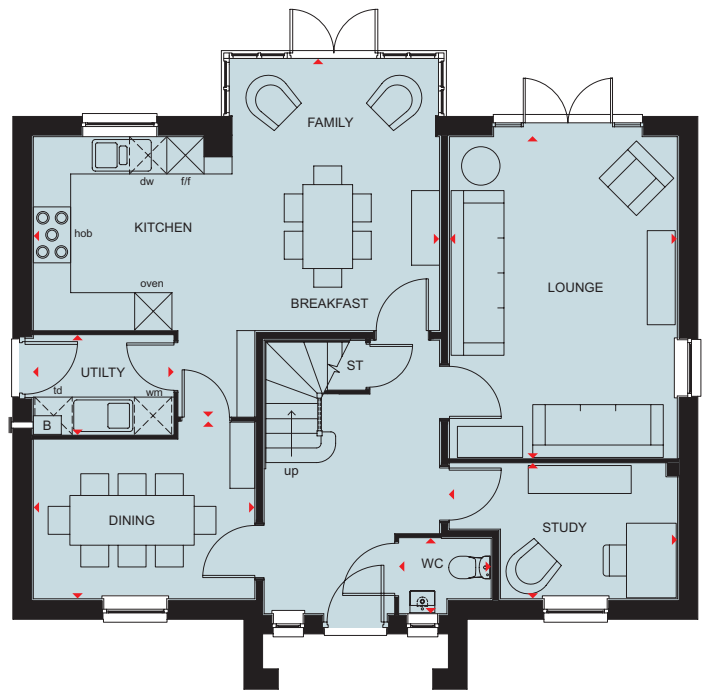
Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery
System



Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/ Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

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

Key

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



First Floor

Bedroom 1	5164 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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



DAVID WILSON HOMES

THE HENLEY

FIVE BEDROOM HOME



A/B EPC
rating



Highly-efficient
insulation



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Solar
or Photovoltaic
panels



Waste Water Heat
Recovery
Systems

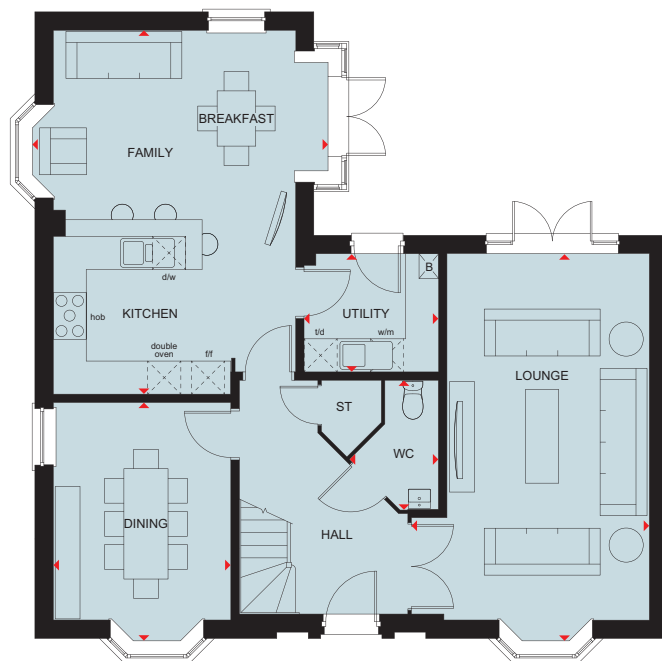


Argon-filled
double-glazing



Flue Gas Heat
Recovery
System

Features are plot specific. Please refer to working drawings.



Ground Floor

Kitchen/Family/Breakfast	6602 x 5600 mm	21'7" x 18'4"
Lounge	7050 x 3675 mm	23'1" x 12'0"
Dining	4347 x 3225 mm	14'3" x 10'6"
Utility	2437 x 2150 mm	7'11" x 7'0"
WC	2340 x 1600 mm	7'8" x 5'2"



First Floor

Bedroom 1	6397 x 4403 mm	20'11" x 14'5"
En suite 1	2610 x 1390 mm	8'6" x 4'6"
Bedroom 2	3925 x 3286 mm	12'10" x 10'9"
En suite 2	2610 x 1374 mm	8'6" x 4'6"
Bedroom 3	3733 x 3112 mm	12'2" x 10'2"
Bedroom 4	3452 x 3211 mm	11'3" x 10'6"
Bedroom 5	2849 x 2352 mm	9'4" x 7'8"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

Plots 77, 79 & 99.

Key

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



DAVID WILSON HOMES



Life at BLUEBELL MEADOWS



- Hedgehog highways
- Play area to create memories with your family
- Attenuation Ponds creating valuable wet habitat
- Bee-friendly planting
- Bird & bat boxes installed
- Photovoltaic panels saving thousands on your energy bills
- Over 7 acres of public open space
- 500 New trees planted providing habitat to wildlife and combat climate change
- Electric car charging points

BLUEBELL MEADOWS



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WHERE QUALITY LIVES

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 housebuilder 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

WHERE QUALITY LIVES

dwh.co.uk or call **03301 735 532**

Calls to 03 numbers are charged at the same rate as dialing 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.

BDW004797/OCT24