



Rosewood Gardens

WARTON

A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



HOMES YOU'LL LOVE INSIDE OUT®



A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask the Sales Executive for further information.



WARTON



ROSEWOOD GARDENS

In this most pleasant part of the Fylde peninsula, Elan Homes welcomes you to a charming new community of 119 new homes. Complementing the local environment and designed by award-winning architects, Rosewood Gardens is a stunning collection of spacious, light and airy homes, each positioned to take advantage of the surroundings.

A landscaped green with existing mature trees is a welcoming feature to the entrance of the development and at the heart of this new, vibrant community is the central green, a delightful area of shrubs and trees and a children's play area. Rosewood Gardens offers a range of 19 different house styles, each positioned to take full advantage of its surroundings, and the high-quality materials used have been selected to complement and blend comfortably with other homes in the locality.

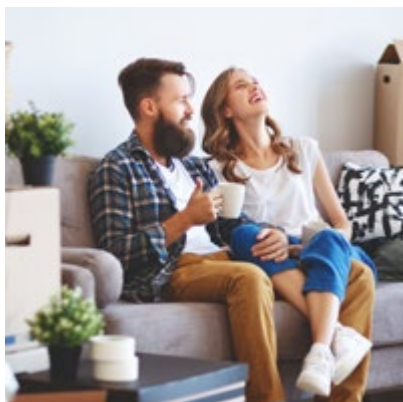
Rosewood Gardens has been created with you at its heart.

THE PERFECT SURROUNDINGS

Located by the banks of the River Ribble, on the Fylde in Lancashire is the village of Warton, home to Elan Homes collection of luxury homes. This exclusive development is positioned to take full advantage of its surroundings – set on the rural outskirts of the village, the city of Preston is about 9 miles to the east offering all the amenities you would expect and to the west is a vibrant coastal area where you will find many quaint seaside towns including the ever-popular holiday resort of Blackpool.

Just up the road from Rosewood Gardens is the quintessentially English village of Wrea Green, winner of 'Lancashire's Best Kept Village' award a jaw-dropping 15 times! The village has a large village green and duck pond at its heart, a perfect place to spend a long summer's afternoon.

All information was correct at the time of printing.



BEAUTIFUL SURROUNDINGS

Set between the village of Warton and the award-winning village of Wrea Green on the Flyde in Lancashire, Rosewood Gardens is an ideal location for anyone wishing to lay down roots.

The Flyde peninsula is a unique area of England and is surrounded by water on three sides. The large estuary of Morecambe Bay lies to the north, an important wildlife site, with abundant birdlife and rich cockle beds, which have been fished by locals for generations. The vibrant, bustling west coast is home to a host of quaint seaside towns including the fun-packed, holiday resort of Blackpool.

The Ribble Estuary is located to the south of the Fylde, one of the most important sites in the UK for wintering wildfowl such as the Whopper Swan, the area has been designated a 'Site of Special Scientific Interest' since 1966. It is here on the banks of the River Ribble that you'll find the village of Warton. Probably best-known for its association with aviation manufacturing and the Warton Aerodrome which has been active since the early 1940's.

SUPERB SCHOOLS & AMENITIES

Warton also has good local amenities; for socialising and eating out, The Birley Arms gastropub is only a five-minute walk from Rosewood Gardens. You'll find more pubs and eateries within Warton itself as well as other local amenities such as a Tesco Express and a health club.

There is much to do in and around the area. Two minutes away is Wrea Green Equitation Centre, which offers Horse and Pony riding lessons to anyone above the age of 3. If golf is your game, then there are a few courses within easy reach including the world-famous Royal Lytham & St Annes Golf Club, a regular host of the Open Championship. The flat, rural interior of the Flyde is ready-made for cycling.

There are several primary and secondary schools in the general area both state-funded and private. There is a local nursery in Warton and two pre-schools in Wrea Green. Further education colleges can be found at Preston and Myerscough.

There are plenty of ways of getting around. The nearby bus station offers regular travel to Blackpool and Preston - every 15 minutes during peak times. If you are commuting then access to the M55 is only a 15-minute drive away and from there to the M6 with both Liverpool and Manchester about an hours drive from Rosewood Gardens. Rosewood Gardens also gives you easy access to Manchester and Liverpool airports, so you have plenty of options for your next holidays.

All information was correct at the time of printing.



Rosewood Gardens

SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	BALVENIE	SHERBOURNE
KITCHEN		
4 ring gas hob in stainless steel	✓	✗
5 ring gas hob in stainless steel [†]	✗	✓
Built in microwave	✗	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood	✓	✓
Integrated 70/30 fridge freezer	✗	✓
Integrated Dishwasher	✗	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Stainless steel 1 ½ bowl sink with chrome taps	✓	✓
Pelmet lighting	✗	✓
Plumbing for washing machine	✓	✓
External tap	✓	✓

BATHROOM & EN-SUITE		
Towel rail to bathroom & master bedroom en-suite 1 [†]	✗	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath [†]	✓	✓
Choice of wall tiling to bathroom and master bedroom en-suite 1 & guest bedroom en-suite 2*	✓	✓
Thermostatically controlled shower and low profile shower tray in master bedroom en-suite 1 & guest bedroom en-suite 2	✗	✓

	BALVENIE	SHERBOURNE
GENERAL		
White painted interior doors with chrome furniture	✓	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
Wardrobes to master bedroom [†]	✓	✓
ELECTRICAL		
External lighting to front	✓	✓
External lighting to rear	✓	✓
TV point to lounge / family room [†]	✓	✓
TV point to master bedroom	✓	✓
Shaver socket to master bedroom en-suite 1	✗	✓
Recessed chrome spotlights to kitchen, bathroom, master bedroom en-suite 1 & guest bedroom en-suite 2	✗	✓
White sockets and switches throughout	✓	✓
Telephone point to hall	✓	✓

	BALVENIE	SHERBOURNE
SAFETY & SECURITY		
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓

	BALVENIE	SHERBOURNE
ENERGY SAVING FEATURES		
High efficiency gas central heating (natural gas)	✓	✓
Double glazed UPVC sealed units with adjustable ventilators to windows	✓	✓

[†] Where applicable
 * Subject to build stage

Rosewood Gardens

WARTON

A stunning collection of 2, 3, 4 & 5 bedroom homes



- KINGSMOOR (17)**
5 bedroom detached home with integral double garage
- PARKWOOD (18 & 19)**
4 bedroom semi-detached home with detached single garage
- LAURIESTON (15)**
5 bedroom detached home with detached double garage
- WESTWOOD (14 & 16)**
4 bedroom detached home with detached single garage
- HEDDON (87)**
5 bedroom detached home with integral single garage
- CASTLEVALE (4 & 171)**
3 bedroom detached home with 2 x parking space
- HOLLANDSWOOD (71)**
4 bedroom detached home with detached double garage
- TORVER (10, 13 & 24)**
3 bedroom terrace home with 2 x parking space
- HAWTHORNE (88)**
4 bedroom detached home with detached single garage
- ESTHWAITE (11 & 12)**
2 bedroom terrace home with 2 x parking space
- AFFORDABLE HOMES**
- SOLD PLOTS**

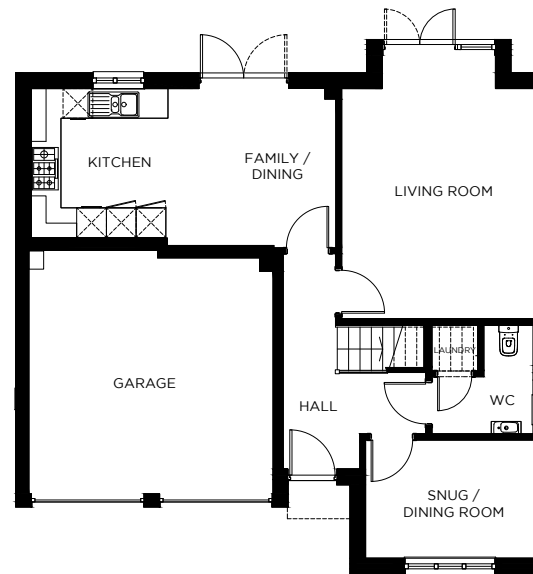
KINGSMOOR 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SHERBOURNE)



The Kingsmoor is an impressive five-bedroom detached home.

The Kingsmoor has a bright and airy living room with French doors stretching across the width of the walk-in bay, opening onto the rear garden. The well-appointed kitchen includes integral appliances and French doors to the garden. The living accommodation also includes an extra room that can be used as either a dining room or snug. From the hall, there is a downstairs cloakroom which has a cleverly-concealed laundry zone.

Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with a floor-to-ceiling window with Juliet balcony as well as a walk-in wardrobe and en-suite. The guest bedroom also has a built-in wardrobe and en-suite shower room, whilst bedrooms 3, 4 and 5 are well served by the family bathroom.



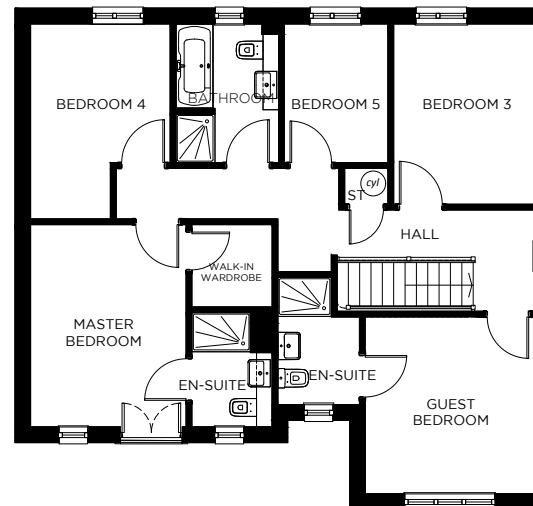
GROUND FLOOR

	Metres	Feet/Inches
Living Room	5334.5mm x 3892.5mm	17' 6" x 12' 9"
Kitchen/Family	6152.5 (min) x 3018mm	20' 2" x 9' 11"
Snug/Dining	3410mm x 2387.5mm	11' 2" x 7' 10"
Cloakroom	1340mm x 2047mm	4' 4" x 6' 9"
Utility	725mm x 2047mm	2' 4" x 6' 9"
Garage	4916.5mm x 4935mm	16' 2" x 16' 2"

FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	4083.5mm x 3137.5mm	13' 5" x 10' 4"
En-suite	2307.5mm x 1620mm (max)	7' 7" x 5' 4"
Guest Bedroom	3571.5mm x 3410mm (max)	11' 9" x 11' 2"
En-suite	2571.5mm x 1647mm (max)	8' 5" x 5' 5"
Bedroom 3	3639.5mm x 2835mm	11' 11" x 9' 4"
Bedroom 4	3936.5mm (max) x 2815mm (max)	12' 11" x 9' 3"
Bedroom 5	2800mm x 2090mm	9' 2" x 6' 10"
Bathroom	2800mm (max) x 2070mm	9' 2" x 6' 9"

Total Area - 1,607 ft²



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PRE-EPC & ENVIRONMENTAL ASSESSMENT

Energy Efficiency Rating

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

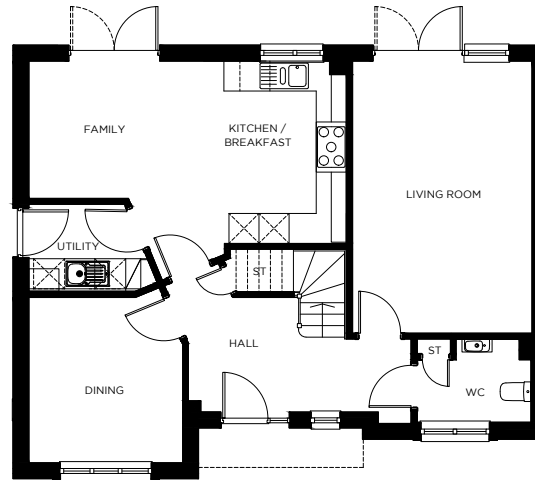
LAURIESTON 5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SHERBOURNE)



The Laurieston is a perfectly-proportioned five-bedroom detached home with detached double garage.

The spacious entrance hall leads to an open-plan kitchen/breakfast/family room with abundant space for dining and seating areas. The kitchen is fitted with integral appliances and French doors from the family area open onto the garden. The living room also has French doors onto the garden, while the dining room is perfect for entertaining. The utility room also provides direct access to the garden. From the hall, there is also a downstairs cloakroom.

Upstairs, there are five bedrooms leading from the galleried landing, four of which are large double-size. The master bedroom has a walk-in wardrobe, floor to ceiling window with a Juliet balcony, and an en-suite shower room. The guest bedroom also benefits from a built-in wardrobe and en-suite shower room, while bedrooms 3, 4 and 5 share the well-appointed family bathroom.



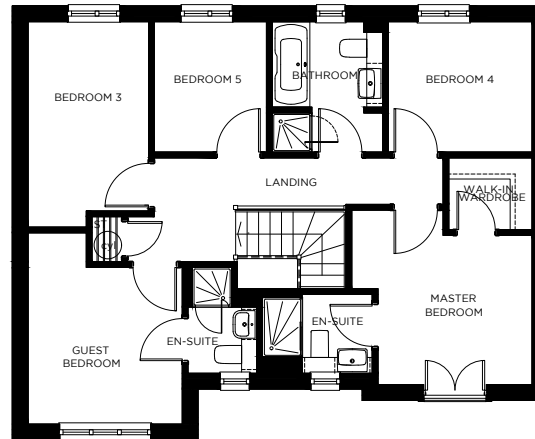
GROUND FLOOR

	Metres	Feet/Inches
Living Room	5435mm x 3585mm	17' 10" x 11' 9"
Kitchen/Breakfast	3642.5mm (max) x 2443mm (max)	11' 11" x 8' 0"
Dining	3300mm (min) x 3072.5mm (max)	10' 10" x 10' 1"
Family Room	3894.5mm x 2743mm (min)	12' 9" x 9' 0"
Cloakroom	2270mm (max) x 1653mm (max)	7' 5" x 5' 5"
Utility	1740mm x 1911.5mm (min)	5' 9" x 6' 3"

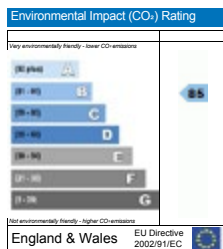
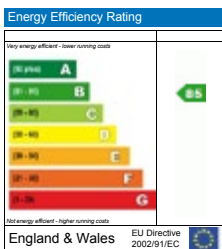
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	2987mm (min) x 3072.5mm (min)	9' 10" x 10' 1"
En-suite	1573mm (max) x 2187.5mm	5' 2" x 7' 2"
Guest Bedroom	3122mm (min) x 3072.5mm (min)	10' 3" x 10' 1"
En-suite	2109.5mm x 1370mm	6' 11" x 4' 6"
Bedroom 3	4095.5mm (min) x 2400mm	13' 5" x 7' 10"
Bedroom 4	2600mm x 2865mm	8' 6" x 9' 5"
Bedroom 5	2600mm x 2237.5mm	8' 6" x 7' 4"
Bathroom	2600mm (max) x 2195mm (max)	8' 6" x 7' 2"

Total Area - 1,598 ft²



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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Plot 15 is handed.

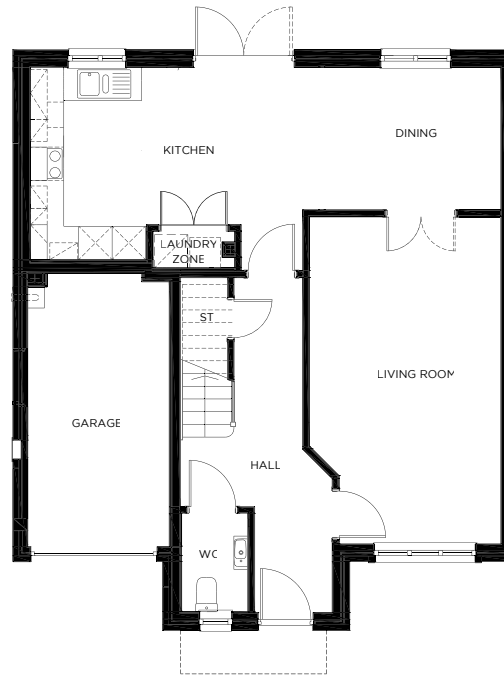
HEDDON 5 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (SHERBOURNE)



The Heddton is a generous 5 bedroom detached home perfect for the modern family.

This five-bedroom detached home has a large living room which leads through glazed double doors to an open-plan kitchen/family room. The striking kitchen is big enough to accommodate a sizeable family dining table adjacent to the glazed French doors which lead to the garden. The kitchen is fitted with integral appliances along with an innovative laundry zone. From the hall, there is also a downstairs cloakroom.

Upstairs there are five bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room. The guest bedroom has an en-suite shower room, while bedrooms 3, 4 and 5 share a spacious family bathroom.



GROUND FLOOR

	Metres	Feet/Inches
Living Room	5891mm (max) x 3447.5mm (max)	19' 4" x 11' 4"
Kitchen	5185mm (max) x 3512.5mm (min)	17' 0" x 11' 6"
Dining	3172.5mm x 2568.5mm	10' 5" x 8' 5"
Cloakroom	1771.5mm x 1191.5mm	5' 10" x 3' 11"
Garage	4922.5mm x 2550mm	16' 2" x 8' 4"

FIRST FLOOR

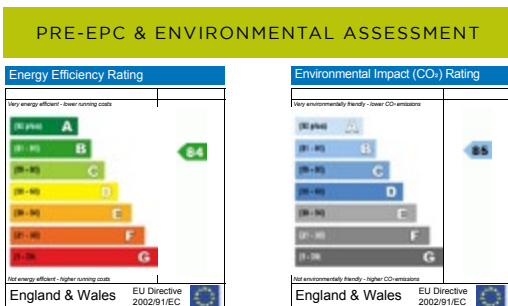
Master Bedroom	3093.5mm x 3447.5mm	10' 2" x 11' 4"
En-suite	2175.5mm x 1530mm (max)	7' 2" x 5' 0"
Guest Bedroom	2877.5mm x 2585mm	9' 5" x 8' 6"
En-suite	2235mm x 1383.5mm (max)	7' 4" x 4' 6"
Bedroom 3	3731.5mm x 2711.5mm	12' 3" x 8' 11"
Bedroom 4	3057.5mm x 2210mm (min)	10' 0" x 7' 3"
Bedroom 5	2950mm x 2552.5mm	9' 8" x 8' 4"
Bathroom	2581mm (max) x 2552.5mm (max)	8' 6" x 8' 4"

Total Area - 1,504 ft²



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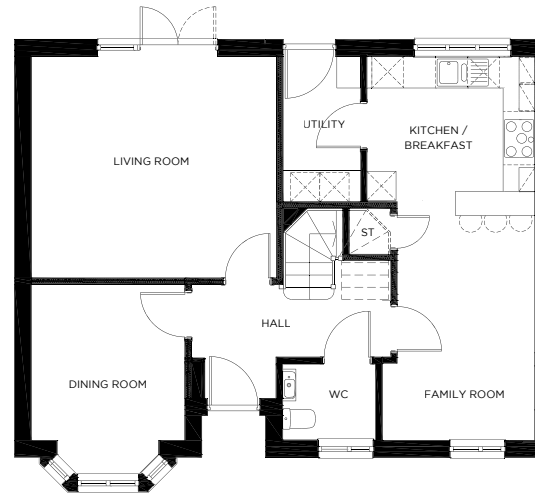
HOLLANDSWOOD 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE (SHERBOURNE)



This distinctive four-bedroom detached home with detached double garage has many features that make it inspiring and unique.

The welcoming hallway opens into a formal dining room. The living room is spacious and light thanks to its wide glazed screen and French doors which lead into the rear garden. The kitchen enjoys integral appliances. Directly from the kitchen, you can access the utility room which provides direct access to the garden, there is also a stylish cloakroom.

Climb the feature winding staircase and you'll find four bedrooms and a separate IT area wrapped around an attractive central galleried landing. Both the master and guest bedrooms have en-suite shower rooms. The master bedroom is particularly inviting as it has a large walk-in bay window and en-suite shower room. There is also a stunning family bathroom.



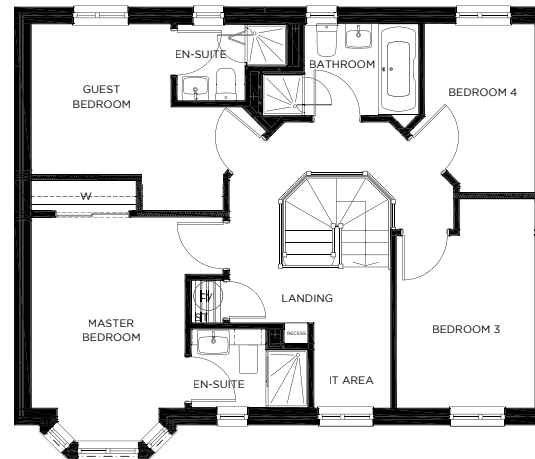
GROUND FLOOR

	Metres	Feet/Inches
Living Room	4175mm x 4617.5mm	13' 8" x 15' 2"
Kitchen/Family Area	2997.5mm (max) x 3165mm (max)	9' 10" x 10' 5"
Dining	3588mm x 2895mm	11' 5" x 9' 6"
Cloakroom	1435.5mm x 1750mm	4' 8" x 5' 9"
Utility	2743.5mm x 1462.5mm	9' 0" x 4' 10"

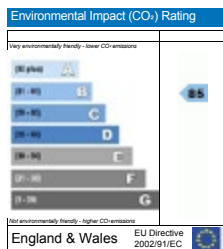
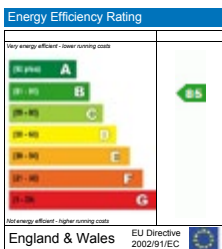
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	4126mm x 2897.5mm (min)	13' 6" x 9' 6"
En-suite	1477.5mm x 2195mm	4' 10" x 7' 2"
Guest Bedroom	2835mm x 2632.5mm (min)	9' 4" x 8' 8"
En-suite	1437mm x 2055mm	4' 9" x 6' 9"
Bedroom 3	3940mm x 2605.5mm	12' 11" x 8' 7"
Bedroom 4	3180mm (max) x 2078mm	10' 5" x 6' 10"
Bathroom	1734mm (max) x 2940mm	5' 8" x 9' 8"
IT Area	1605mm (min) x 1443mm	5' 3" x 4' 9"

Total Area - 1,482 ft²



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 71 is handed.

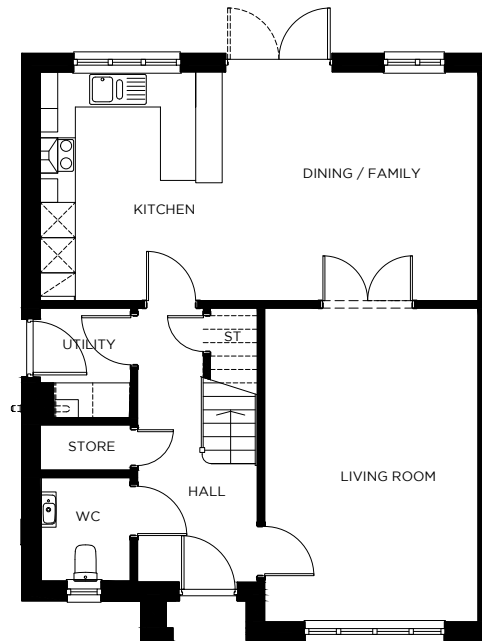
HAWTHORNE 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SHERBOURNE)



The Hawthorne is a distinctive home with plenty of living space.

This home comprises a spacious living room with a large feature window to the front and double doors leading to an open plan kitchen/breakfast/dining/family room. The kitchen has integral appliances, from here double French doors lead to the garden. There is also a separate utility room which provides direct access to the garden as well as a cloakroom and storage cupboard on the ground floor.

Upstairs, there are 4 bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room. The guest bedroom has its own en-suite, while bedrooms 3 and 4 share a spacious family bathroom.



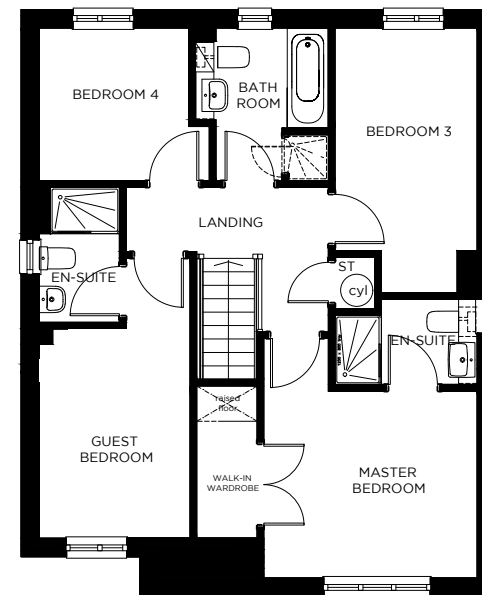
GROUND FLOOR

	Metres	Feet/Inches
Living Room	5347.5mm x 3635mm	17' 7" x 11' 11"
Kitchen/Dining	3900mm x 7460mm	12' 10" x 24' 6"
Cloakroom	1760mm x 1512.5mm	5' 9" x 5' 0"
Utility	1875mm (max) x 1545mm (max)	6' 2" x 5' 1"

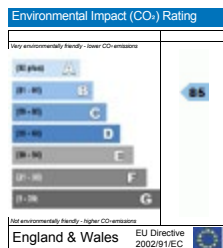
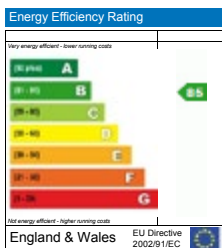
FIRST FLOOR

Master Bedroom	3180mm (min) x 3635mm (min)	10' 5" x 11' 11"
En-suite	2418.5mm x 1450mm (max)	7' 11" x 4' 9"
Guest Bedroom	2851mm (min) x 2566.5mm (max)	9' 4" x 8' 5"
En-suite	2301.5mm x 1362.5mm (max)	7' 7" x 4' 6"
Bedroom 3	3794.5mm (max) x 2421mm (max)	12' 5" x 7' 11"
Bedroom 4	2600mm x 2544mm (min)	8' 6" x 8' 4"
Bathroom	2600mm (max) x 2265mm (max)	8' 6" x 7' 5"

Total Area - 1,458 ft²



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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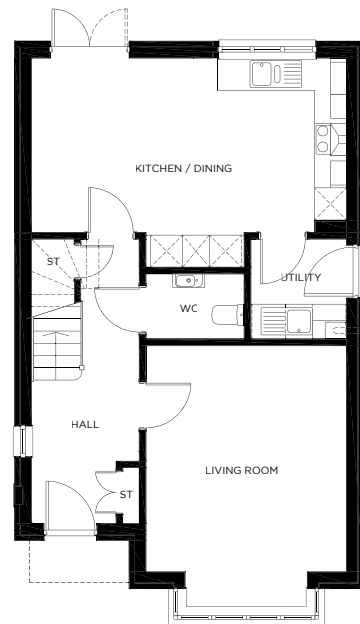
PARKWOOD 4 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE (SHERBOURNE)



This characterful four bedroom semi-detached home comes with a detached single garage.

The Parkwood has a wide entrance hall which leads to a light and airy living room with feature bay window. The well-appointed kitchen is fitted with integral appliances. It is large enough to accommodate a table for informal dining and French doors leading to the garden. There is also a separate utility store for your laundry equipment, and a useful WC/cloakroom on the ground.

The light and airy staircase with window leads to a long landing with four good sized bedrooms. There is ample storage in the master bedroom with built-in wardrobes. It also benefits from an en-suite shower room. The well-appointed family bathroom has a bath and separate shower cubicle.



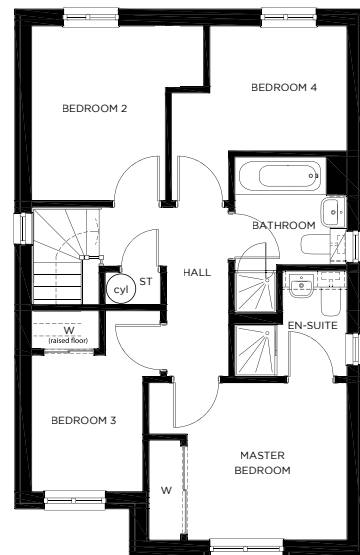
GROUND FLOOR

	Metres	Feet/Inches
Living Room	4875mm (max) x 3772.5mm (max)	16' 0" x 12' 5"
Kitchen/Dining	3257.5mm (min) x 5885mm (max)	10' 8" x 19' 4"
Cloakroom	1215mm x 1835mm	4' 0" x 6' 0"
Utility	1865mm x 1787.5mm	6' 1" x 5' 10"

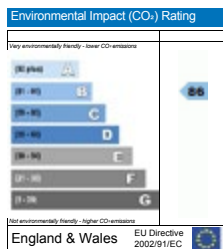
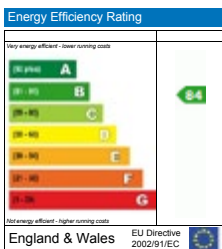
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	2938.5mm (max) x 3697mm (max)	9' 8" x 12' 2"
En-suite	1967.5mm (max) x 2092.5mm	6' 5" x 6' 10"
Guest Bedroom	3267.5mm x 2496mm	10' 9" x 8' 2"
Bedroom 3	3382mm (max) x 2073mm	11' 1" x 6' 10"
Bedroom 4	2356.5mm (max) x 3261.5mm	7' 9" x 10' 8"
Bathroom	2910mm x 2092.5mm	9' 7" x 6' 10"

Total Area - 1,190 ft²



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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Plot 19 is handed.

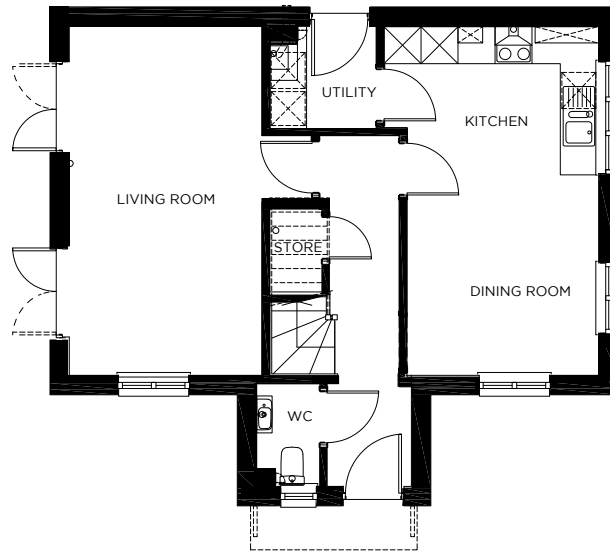
WESTWOOD 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (SHERBOURNE)



This stunning four bedroom detached home with single garage is filled with light from an abundance of windows and French doors.

The stand out large living room has two sets of French doors leading onto the garden. Across the hall the open plan kitchen/dining area. The kitchen includes integral appliances. The kitchen comes complete with a separate utility room.

Upstairs, there are four bedrooms leading from the landing, the master bedroom with dual aspect windows and fitted wardrobes comes with its own en-suite shower. There is also a guest bedroom, two further bedrooms and a family bathroom.



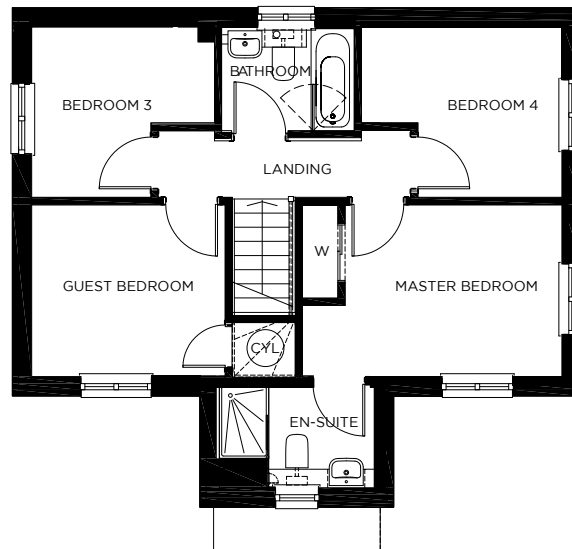
GROUND FLOOR

	Metres	Feet/Inches
Living Room	3123mm x 5660mm	10' 2" x 18' 6"
Kitchen/Dining	3111mm x 5660mm	10' 12" x 18' 3"
Cloakroom	1025mm x 1665mm	3' 4" x 5' 5"
Utility	1730mm x 1656mm	5' 8" x 5' 5"

FIRST FLOOR

Master Bedroom	4201mm x 2790mm	13' 8" x 9' 1"
En-suite	2510mm x 1675mm	8' 2" x 5' 5"
Guest Bedroom	3133mm x 2790mm	10' 3" x 9' 1"
Bedroom 3	2960mm x 2755mm	9' 7" x 9' 0"
Bedroom 4	3245mm x 2755mm	10' 6" x 9' 0"
Bathroom	2150mm x 1725mm	7' 0" x 5' 7"

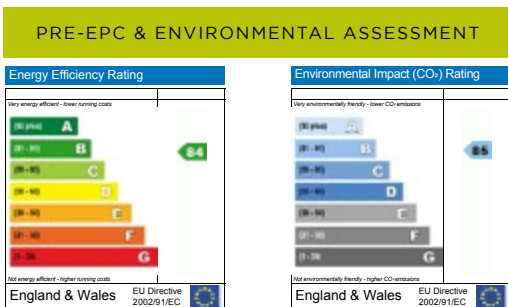
Total Area - 1,148 ft²



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plots 14 & 16 are handed.



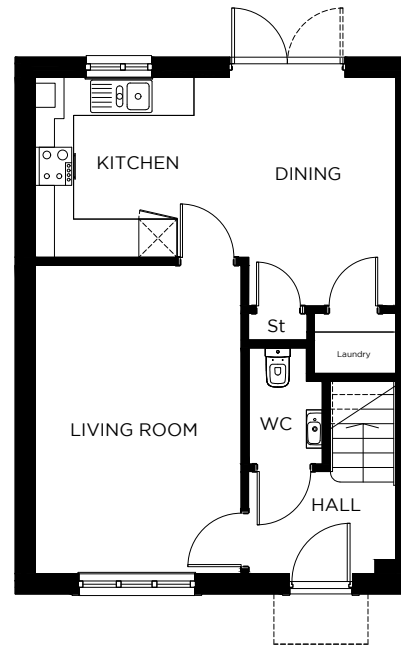
CASTLEVALE 3 BEDROOM DETACHED HOME (SHERBOURNE)



The Castlevale is an elegant and highly-functional home.

The entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away behind the kitchen door, there is a 'laundry zone' concealed by bi-fold doors. Within this zone, your washing machine and tumble drier can be fitted, keeping your laundry handy but hidden.

Upstairs, there are three bedrooms, a family bathroom and en-suite. The master bedroom has the luxury of a walk-in wardrobe.



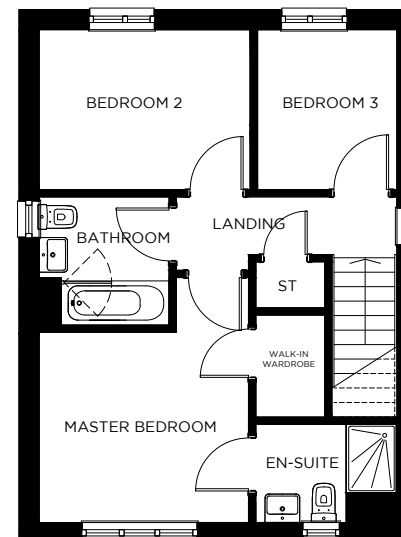
GROUND FLOOR

	Metres	Feet/Inches
Living Room	4845mm (max) x 3304mm (max)	15' 11" x 10' 10"
Kitchen/Dining	5660mm x 3563.5mm (max)	18' 7" x 11' 8"
Cloakroom	1825.5mm (max) x 1077mm (max)	6' 0" x 3' 6"
Utility	1280mm (min) x 1069.5mm (max)	4' 2" x 3' 6"

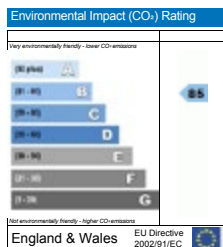
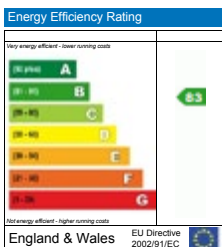
FIRST FLOOR

	Metres	Feet/Inches
Master Bedroom	3312.5mm x 3006.5mm (min)	10' 10" x 9' 10"
En-suite	2220mm x 1552.5mm	7' 3" x 5' 1"
Guest Bedroom	2650mm (min) x 2531mm	8' 8" x 8' 4"
Bedroom 3	2531mm x 2205mm	8' 4" x 7' 3"
Bathroom	2057mm (max) x 2030mm (max)	6' 9" x 6' 8"

Total Area - 950 ft²



PRE-EPC & ENVIRONMENTAL ASSESSMENT



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Plot 4 is handed.
Plot 171 with 2 x parking spaces.

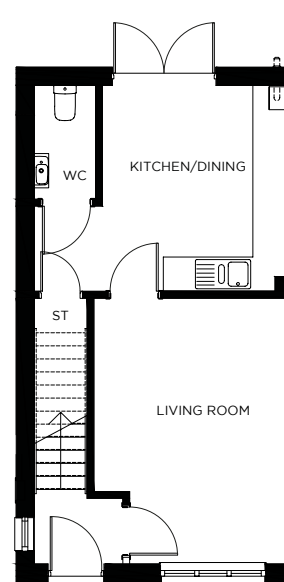
TORVER 3 BEDROOM TERRACE HOME (BALVENIE)



The Torver is a highly functional three-bedroom home.

On the ground floor of this home, there is a spacious living room to the front. The spacious kitchen/dining room to the rear includes French doors leading to the garden and integrated appliances. A WC/cloakroom is a useful addition for guests and family alike.

Upstairs, the master bedroom has a built-in wardrobe to the master bedroom. The second and third bedrooms are of a good size and share the family bathroom which completes the accommodation.



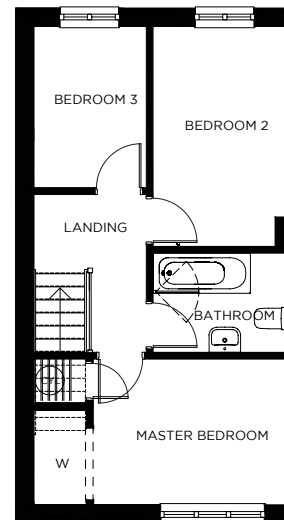
GROUND FLOOR

	Metres	Feet/Inches
Living Room	3376mm x 4641mm	11' 0" x 15' 2"
Kitchen/Dining	3226mm x 3595mm	10' 7" x 11' 9"
Cloakroom	1070mm x 1985mm	3' 6" x 6' 6"

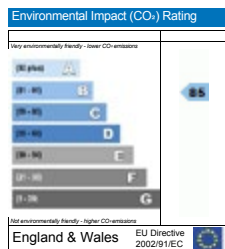
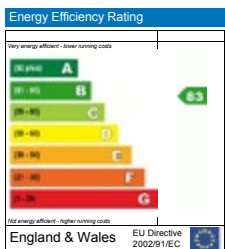
FIRST FLOOR

Master Bedroom	3429mm x 2547mm	11' 3" x 8' 4"
Bedroom 2	2383mm x 3839mm	7' 9" x 12' 7"
Bedroom 3	1964mm x 2814mm	6' 5" x 9' 2"
Bathroom	2383mm x 1731mm	7' 8" x 5' 8"

Total Area - 807 ft²




PRE-EPC & ENVIRONMENTAL ASSESSMENT



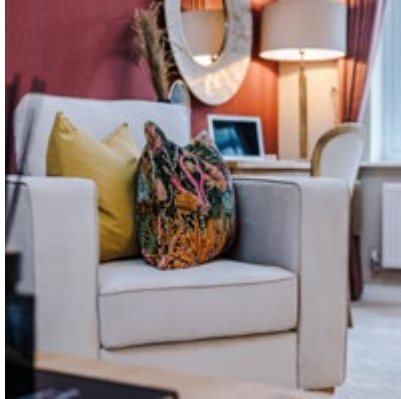
Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

Plot 10 is handed.

A photograph of a bedroom interior, viewed through a window. The focal point is a large, tufted headboard in a vibrant blue color. The headboard is set against a wall with a dark background and a pattern of light-colored, starburst or floral motifs. In front of the headboard, several pillows with a white and black pattern are arranged on a bed. A white sheet is visible, and at the bottom of the frame, a blue quilted blanket is partially shown. To the left, a lamp with a beige shade is visible. The entire scene is framed by a window pane, with a dark, out-of-focus foreground element on the right side.

FIND YOUR
dream home
TODAY



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- New build homes are an average of 57% cheaper to run than older properties. Owners could save up to £1,685 a year in energy bills.
- An average new house emits just 1 third of the amount of carbon that a typical older house emits. Saving 2.8 tonnes of carbon yearly.
- On average, new build homes use approximately 9,414 kWh a year, as compared to older properties using an average of 21,040 kWh annually. Meaning new builds use 55% less energy a year.
- 85% of new builds have an A or B EPC rating. Just 5% of older properties achieve the same energy-efficiency grade.
- Upgrading an older home to modern standards is very costly. Avoid hidden costs and pricey renovation work with an energy-efficient new build.

Information based on HBF Watt A Save Report May 2024



OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.

4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial developer's warranty, manufacturers' warranties and the industry regulated NHBC Buildmark cover.

8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost.

ROSEWOOD GARDENS

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PR4 1BD

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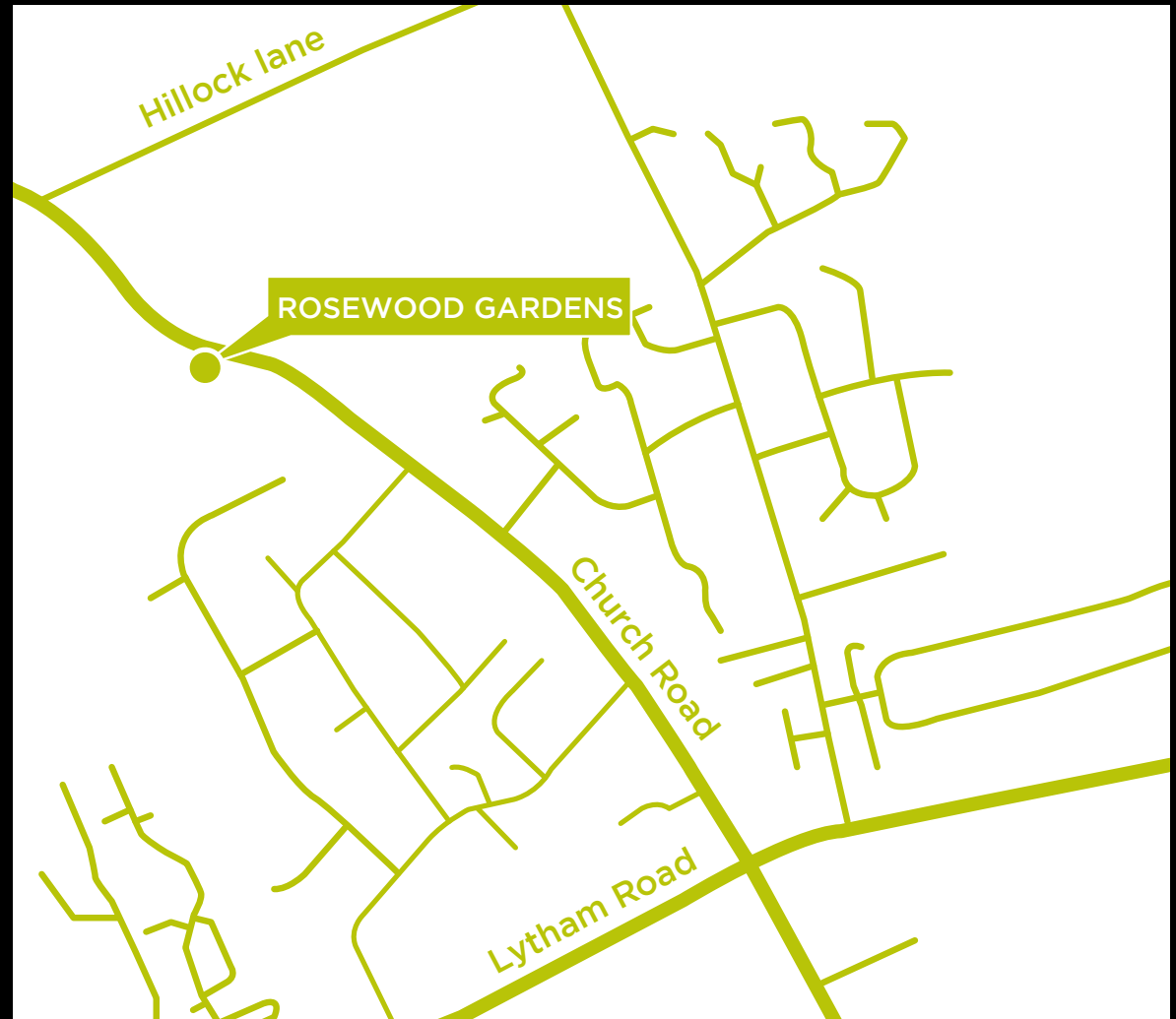
Destinations



Blackpool	9 miles
Preston	9 miles
Blackburn	22 miles
Liverpool	40 miles
Manchester	48 miles



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