



Newton Gardens

Newton | NG13 8UW | £385,000

ROYSTON  
& LUND

- Four Bedroom Family Home
- High Quality Fixtures And Fittings
- Downstairs WC
- Ensuites
- Excellent Opportunity To Own Your Dream Home
- Brand New Home
- Top Of The Range Appliances
- Utility
- Off Street Parking
- Viewing Highly Recommended





The Stratford has been designed with everything that has made the classic Arts & Crafts style of homebuilding so popular for so long. The generous lounge features broad skirting boards for a classic look and is a stylish place to relax and spend quality time together.



Upstairs you will find four bedrooms and a family bathroom. The main bedroom is particularly luxurious, with a mirrored fitted wardrobe and access to a private en suite. The remaining rooms are generously sized, with access to the bright family bathroom.



## EPC

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

## THE STRATFORD

### GROUND FLOOR

1 Lounge	16'4" x 11'6"	4.97 x 3.51 m
2 Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3 Cloaks	7'3" x 3'6"	2.20 x 1.07 m

### FIRST FLOOR

4 Bedroom 1	14'4" x 10'7"	4.36 x 3.24 m
5 En-suite	7'4" x 4'7"	2.24 x 1.39 m
6 Bedroom 2	12'0" x 9'11"	3.66 x 3.02 m
7 Bedroom 3	9'3" x 7'10"	2.81 x 2.38 m
8 Bedroom 4	8'7" x 7'3"	2.60 x 2.20 m
9 Bathroom	6'9" x 5'9"	2.05 x 1.76 m



Customers should note this illustration is an example of the Stratford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'hand-drawn' prior images versions of the illustrations, and may be developed, amended or revised. Materials used may differ from what is shown including number and size of the colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information: EG\_375A\_DM2

1: Denotes where dimensions are taken from. All wastebins are subject to site specification. Please see Sales Consultant for further details.

sw - oven  
# - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
bb - tumble dryer space



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# ROYSTON & LUND