



Shrewsbury Newton Gardens

Newton | NG13 8UW | Prices From £369,000

ROYSTON
& LUND

- Open plan kitchen and dining
- Save on your energy bills
- Available to customise
- Heritage Collection
- 3 bedrooms
- Traditional period features
- 10 year warranty

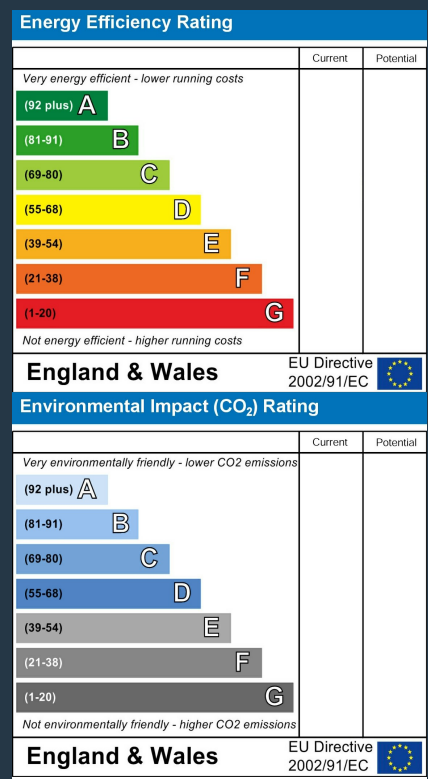




A perfect three bedroom family home, The Shrewsbury 3 is of exceptional building work and design. Clever design choices make the most of the space available to provide ample room for family living, making life an absolute pleasure. A spacious lounge and open-plan kitchen/dining area make gathering together as a family easy, while a separate utility room ensures that rooms are kept looking sleek. All three bedrooms are generously sized, with the main bedroom benefitting from an en-suite bathroom that is as luxurious as it is useful.



EPC



ROYSTON & LUND

THE SHREWSBURY

GROUND FLOOR

1 Lounge	15'6" x 10'10"	4.72 x 3.31 m
2 Kitchen/Dining	18'6" x 10'8"	5.63 x 3.26 m
3 Utility	7'0" x 5'10"	2.14 x 1.78 m
4 Cloaks	5'10" x 3'5"	1.78 x 1.03 m
5 Garage	19'3" x 10'0"	5.88 x 3.04 m

FIRST FLOOR

6 Bedroom 1	13'7" x 10'10"	4.13 x 3.31 m
7 En-suite	6'5" x 5'7"	1.95 x 1.70 m
8 Bedroom 2	13'11" x 9'4"	4.24 x 2.84 m
9 Bedroom 3	12'7" x 8'5"	3.85 x 2.57 m
10 Bedroom 4	12'3" x 10'3"	3.74 x 3.12 m
11 Bathroom	9'2" x 6'3"	2.78 x 1.91 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Shrewsbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'banded' (prior image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plan to plot including render and roof tile 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 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. EIC_SHAB_0M2

○ Denotes where dimensions are taken from. All variations are subject to site specification. Please see Sales Consultant for further details.

or - oven
H - fridge freezer
dw - dishwasher space
wm - washing machine space
ls - laundry/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 firms employment has the authority to make or give any representation or warranty in respect of the property.