



## Marlow Newton Gardens

Newton | NG13 8UW | Prices From £382,000

**ROYSTON  
& LUND**

- Available to customise
- Main bedroom suite
- Ready to reserve
- 10 year warranty
- Cloaks
- Ultrafast broadband





The Marlow is an extremely impressive four-bedroom home, part of the Heritage Collection that blends classic exteriors with modern interiors. The home is also an Eco Now home so offers exceptional energy efficiency, as well as ultrafast broadband as standard.



On the ground floor you'll find the spacious family lounge and a light-filled kitchen/dining room with patio doors out onto the garden. This is a home designed for convenience too, so there's also a large utility room for organisation, a downstairs cloaks and an attached garage. Upstairs, the incredibly spacious main bedroom has its own private en-suite with walk-in shower. Each of the remaining three bedrooms is a generous double at least, with a central family bathroom serving all three.



## 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 CO<sub>2</sub> 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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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## THE MARLOW

### GROUND FLOOR

1 Lounge	17'0" x 10'11"	5.19 x 3.34 m
2 Kitchen/ Dining	14'10" x 13'7"	4.52 x 4.15 m
3 Utility	9'10" x 5'10"	2.99 x 1.78 m
4 Cloaks	5'10" x 3'6"	1.78 x 1.06 m
5 Garage	19'9" x 10'0"	6.01 x 3.05 m

### FIRST FLOOR

1 Bedroom 1	14'8" x 10'11"	4.47 x 3.34 m
2 En-suite	8'1" x 4'10"	2.46 x 1.47 m
3 Bedroom 2	12'7" x 10'3"	3.83 x 3.12 m
4 Bedroom 3	11'0" x 10'3"	3.34 x 3.12 m
5 Bedroom 4	10'7" x 9'0"	3.22 x 2.74 m
6 Bathroom	8'0" x 5'7"	2.44 x 1.71 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Marlow house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be finished to mirror images of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plan to plan including render and roof tiles. 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. EPC\_MARLOW\_DM\_2

Dimensions where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

dw - doors  
ff - fridge freezer  
dw - dishwasher  
wm - washing machine space  
td - 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.

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