

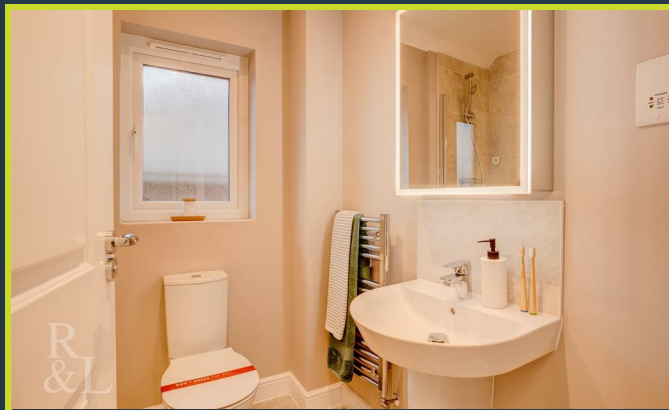


Newton Gardens

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





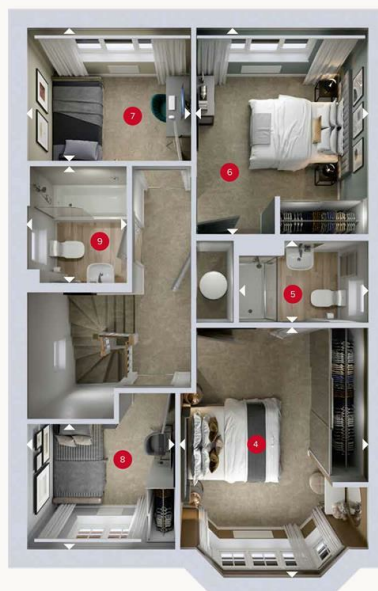
The Stratford has been designed with everything that has made the classic Arts & Crafts style of homebuilding so popular for so long. The generous lounge features broad skirting boards for a classic look and is a stylish place to relax and spend quality time together.



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.



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 'banded' prior to images of the illustrations, and may be developed, sold, marketed or purchased. Materials and may differ from plan to plan including vendor and end use colors. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Center 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_3176A_DME2

○ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.
 wv - wet room
 # - kitchen space
 dw - dishwasher space



EPC

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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