



**D'URTON
GRANGE**

L&Q



West Coast Mainline & River Ribble, Preston

Stylish living *and a wonderful location*

Located in the sought-after suburb of Broughton, D'Urton Grange features a range of stunning two, three and four bedroom homes.

Situated on the edge of Preston, D'Urton Grange provides the best of both worlds, enjoying semi-rural living whilst being close enough to take advantage of all that Preston has to offer.

Every home has been thoughtfully designed by us with you in mind, from the external features such as stunning brick detailing, high quality sandstone plinths, headers, and cills through to the contemporary living spaces inside with open plan living areas.

D'urton Grange is a unique location North of Preston with great road links to the M6 and M55 off Broughton Village. This location has quick links to Preston railway station to allow for easy commuting and is only a 45-minute drive to Manchester international airport. There are plenty of local schools, restaurants and bars nearby to enjoy.

Each property boasts individual character, designed exclusively for D'Urton Grange.

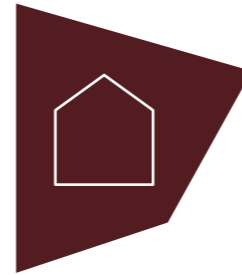
We provide the home

*and you make
it your own*

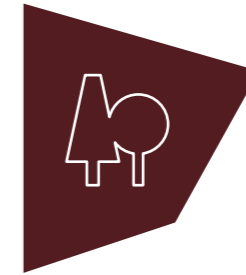




The essentials you need *and all close at hand*



Homes with plenty of space to grow



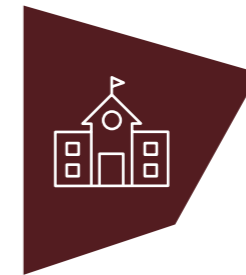
Beautiful countryside in the surrounding area



Footpaths and cycle routes on your doorstep



Popular bars and restaurants nearby



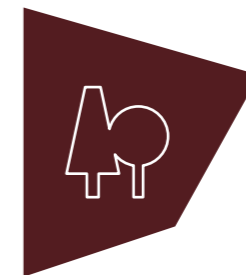
In the catchment area for good schools



Local supermarkets and coffee shops close to home



Short drive to Preston and Manchester City Centres

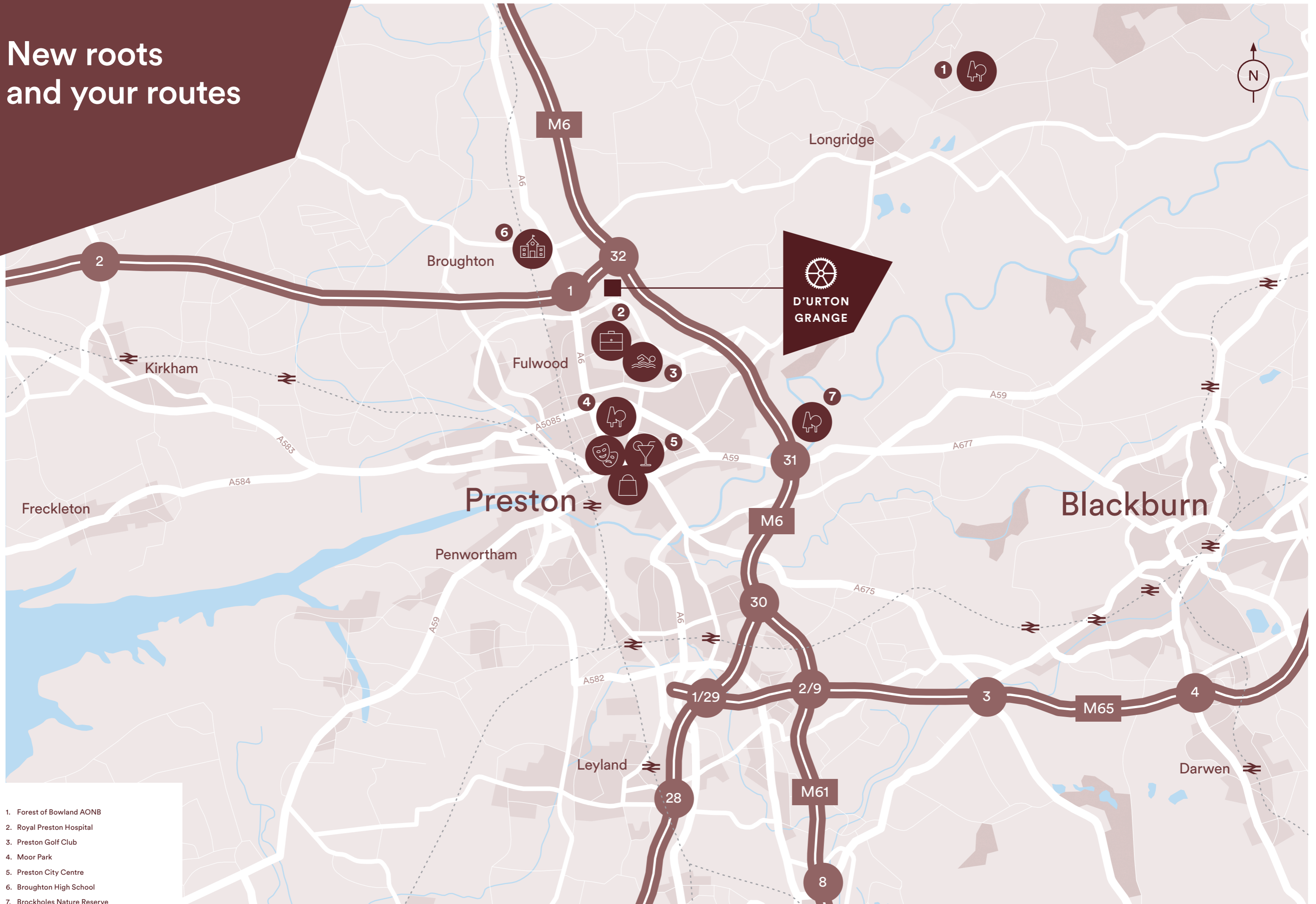


In the proximity of local gyms and parks



Easy access to the M55 and M6

New roots and your routes



- 1. Forest of Bowland AONB
- 2. Royal Preston Hospital
- 3. Preston Golf Club
- 4. Moor Park
- 5. Preston City Centre
- 6. Broughton High School
- 7. Brockholes Nature Reserve



Sports

Preston Golf Club is a friendly and welcoming club set in 120 acres of stunning, tranquil parkland. The stunning 18 hole, par 71 course dates back to 1892.

- Preston Golf Club**
1.7 miles by bike/car*
- Clip 'n' Climb Preston**
3.4 miles by bike/car*
- Sir Tom Finney Sports Centre**
3.7 miles by bike/car*

Outdoors

There is outdoor adventure for everyone at Moor Park, with outdoor table tennis tables, basketball courts, 5-a-side football courts, skatepark and outdoor gym.

- Preston Guild Wheel**
1.7 miles by bike/car*
- Moor Park**
3.0 miles by bike/car*
- Brockholes**
6.2 miles by bike/car*

Culture

Preston is a city with a vibrant culture and tradition, built around many English Heritage sites, for example Historical Churches and Georgian Architecture.

- Preston**
3.4 miles by bike/car*
- Harris Museum, Art Gallery & Library**
4.0 miles by bike/car*

Eat & Drink

There are plenty of nearby traditional family pubs and restaurants close to D'Urton Grange, and everything you could ever wish for in the surrounding villages, towns and cities.

- The Broughton Inn**
2.2 miles by bike/car*
- The Italian Orchard**
2.2 miles by bike/car*
- Maxy Farm - Pantry & Restaurant**
3.4 miles by bike/car*

Shopping

Next to a number of convenience stores, including a post office, a bank, and a variety of shops. Popular high street brands may be found at Fulwood Retail Park, which is close by.

- Fulwood Retail Park**
1.5 miles by bike/car*
- Preston City Centre**
3.4 miles by bike/car*

Education

Finding a new school for your children is a priority. Fulwood offers your children an exceptional education with many Ofsted approved schools to choose from.

- St Peter's Church of England, Fulwood**
0.8 miles by bike/car*
- Broughton-in-Amounderness Primary**
1.7 miles by bike/car*
- Broughton High School**
2.2 miles by bike/car*

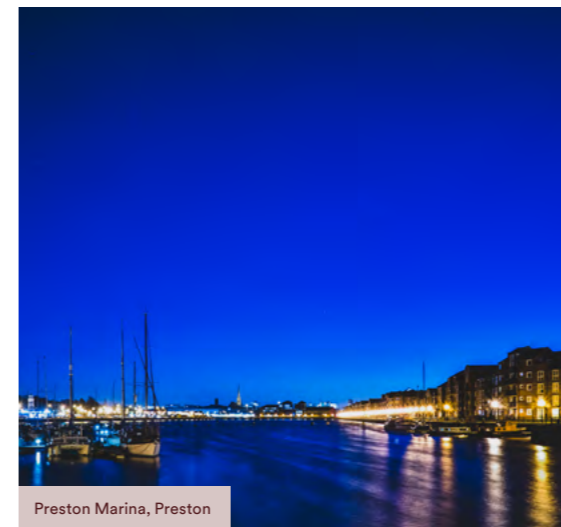
Room to explore



Brockholes Nature Reserve, Lancashire



Preston Market Hall, Preston



Preston Marina, Preston

Awarded city status to celebrate the 50th Jubilee of Queen Elizabeth II, Preston is a vibrant and growing city in the heart of Lancashire. Nestled on the banks of the River Ribble, with the Forest of Bowland forming the backdrop of the city, Preston has a host of local beauty spots to discover.

Brockholes Nature Reserve is a firm favourite amongst locals with over 250 acres of nature reserve to explore, and often features outdoor theatre productions, weekly pram walks for new parents and The Kestrel Kitchen for hot drinks and homemade snacks.

Preston City Centre offers a host of attractions for those who prefer more lively entertainment, from a high street filled with brand names and independent shops alike, to art and culture attractions such as the Harris Museum. The city also has a Marina, complete with further eateries, a cinema, gym and out of town shopping.

The local area around D'Urton Grange is dotted with popular pubs and eateries. Just a short walk away is the Anderton Arms, where you can experience the warm sense of community whilst enjoying the great food, service, and broad selection of ales.

New roots and fast commutes



By rail from Preston Station

| | |
|-----------------------|---------|
| Blackburn | 16 mins |
| Wigan | 18 mins |
| Bolton | 19 mins |
| Blackpool | 23 mins |
| Manchester Piccadilly | 40 mins |



To the airports by car from D'Urton Grange

| | |
|-------------------------------|---------|
| Manchester Airport | 46 mins |
| Liverpool John Lennon Airport | 55 mins |



By road from D'Urton Grange

| | |
|------------------------|---------|
| Fulwood | 5 mins |
| Preston City Centre | 17 mins |
| Blackpool | 22 mins |
| Blackburn | 23 mins |
| Manchester City Centre | 47 mins |



By cycle from D'Urton Grange

| | |
|-----------------------|---------|
| Broughton | 5 mins |
| Fulwood | 10 mins |
| Preston Golf Club | 15 mins |
| Moor Park | 20 mins |
| Preston Train Station | 20 mins |

A vibrant community

*and a place
to grow*





Specification

All the homes at D'Urton Grange have a high quality specification throughout and are covered by NHBC warranty. Spacious and contemporary designed living spaces, where every fixture and fitting has been specially selected for our D'Urton Grange development. For more detailed information please see 'D'Urton Grange Specification Sheet'.

Kitchen

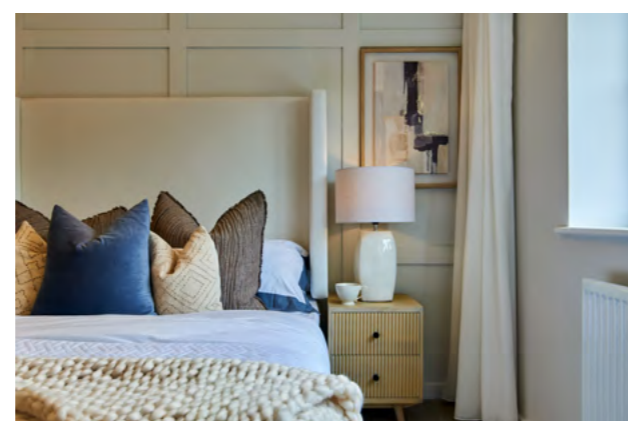


- Contemporary Symphony kitchen
- Laminate worktop with matching upstand
- Stainless steel chimney hood
- Glass splashback
- Fully integrated appliances including oven, hob, fridge/freezer and dishwasher
- Housing unit for boiler
- Plumbing for washing machine

Electrical and Heating



- Gas central heating with thermostatically controlled radiator valve
- White switches and sockets to all rooms
- Downlighters to the bathroom and kitchen
- TV points will be provided in the lounge and master bedroom
- Mains operated smoke detectors
- Battery operated carbon monoxide detectors



Bathroom



- Chrome bath, shower and basin taps
- Chrome heated towel rail
- Contemporary white bathroom sanitary-ware
- Thermostatic bar shower valve with shower screen enclosure complete with glass
- Full height Porcelanosa tiling to bath/shower, splashback to basin.

Finishes



- French doors to rear garden
- White five vertical panel pre-finished internal doors
- Smooth finished ceilings, skirting and architraves in white
- Turf to rear garden and development landscaping to front gardens
- NHBC 10 year building warranty
- Outdoor tap
- Light to front and rear

Images depict The Dunham show home

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping those in greatest need.

We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Invest for the future

and own your own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read: **Our Complete Guide to Shared Ownership**





The Buying Process



Step 1: Find your new home

Browse online or in person at our beautiful marketing suites and find a home that's right for you.



Step 2: Find your way to buy

At L&Q we offer a range of ways to buy your home, find the best one for you. For more information about ways to buy an L&Q home speak to your sales advisor.



Step 3: Make your reservation

Book a viewing and visit the marketing suite to reserve your plot with one of our specialist sales advisors.



Step 4: Appoint a solicitor & IFA

You will need a solicitor to help with the legal process of buying your new home, and an IFA will assist you in locating the ideal mortgage.



Step 5: Exchange Contracts

We will exchange contracts and your solicitor transfers your deposit. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 6: Keeping you informed

Your dedicated sales advisor will keep you up to date on the progress of your new home, should you have any queries do not hesitate to ask your sales advisor.



Step 7: Quality Assurance

We carry out regular checks to make sure all homes meet L&Q's exacting standards across the build journey.



Step 8: Home Demonstration

We will arrange to meet you at your new home, show you around and demonstrate how everything operates.



Step 9: Time to move

Moving Day is here! We will make arrangements to meet you at your home and hand over your keys.



Step 10: Customer Care

Your L&Q journey doesn't end here, our Customer Care team will be on hand to help you settle into your new home and assist with any minor issues.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



Saxon Fields
Euxton, Chorley
lqhomes.com/saxonfields



Whalley Manor
Whalley, Clitheroe
lqhomes.com/whalleymanor



L&Q at Victoria Riverside
City Centre, Manchester
lqhomes.com/victoriariverside

Disclaimers

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary. In relation to computer generated images, dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). In relation to real images, the property has been photographed as an example only and, the may differ from that shown.

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



D'URTON GRANGE

Site Plan

Phase 1

L&Q



4 bedroom homes

-  The Bowdon
-  The Dunham
-  The Whisterfield
-  The Warburton

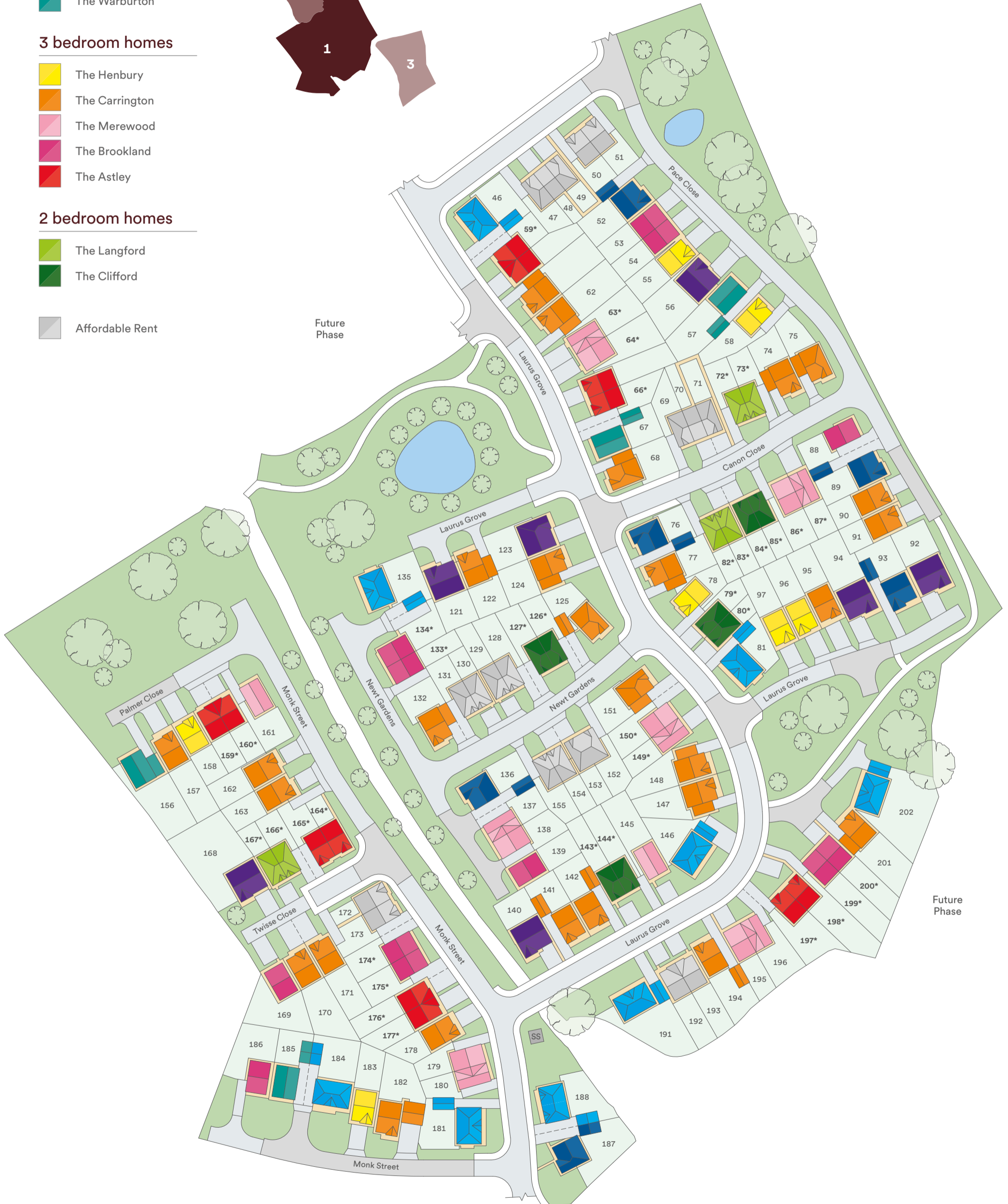
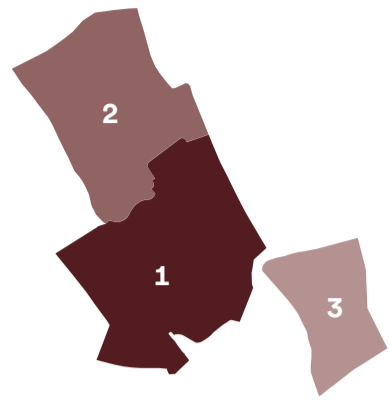
3 bedroom homes

-  The Henbury
-  The Carrington
-  The Merewood
-  The Brookland
-  The Astley

2 bedroom homes

-  The Langford
-  The Clifford
-  Affordable Rent

Construction Phases



SS - Substation | PS - Pumping Station

* Plots are available to purchase through shared ownership.

This site plan is indicative and to be used for plot identification purposes only. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds. All services and facilities may not be available on completion of the property. Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.



D'URTON GRANGE




Site Plan

Phase 2

L&Q






4 bedroom homes

-  The Bowdon
-  The Whisterfield
-  The Warburton

3 bedroom homes

-  The Henbury
-  The Carrington
-  The Merewood
-  The Brookland
-  The Astley

2 bedroom homes

-  The Langford
-  The Clifford
-  Affordable Rent

Construction Phases



SS – Substation | PS - Pumping Station

* Plots are available to purchase through shared ownership.

This site plan is indicative and to be used for plot identification purposes only. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds. All services and facilities may not be available on completion of the property. Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.



D'URTON GRANGE

Site Plan

Phase 3

L&Q



4 bedroom homes

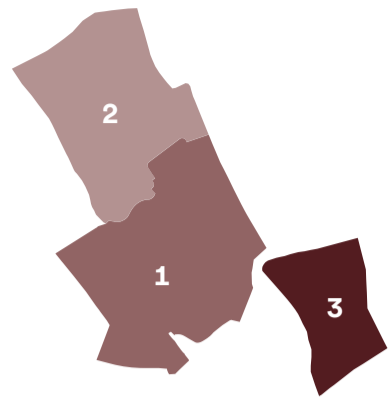
-  The Bowdon
-  The Dunham
-  The Whisterfield
-  The Warburton

3 bedroom homes

-  The Henbury
-  The Carrington
-  The Merewood
-  The Brookland
-  The Astley

-  Affordable Rent

Construction Phases



SS – Substation | PS - Pumping Station

* Plots are available to purchase through shared ownership.

This site plan is indicative and to be used for plot identification purposes only. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds. All services and facilities may not be available on completion of the property. Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.

The Clifford

Two Bedroom

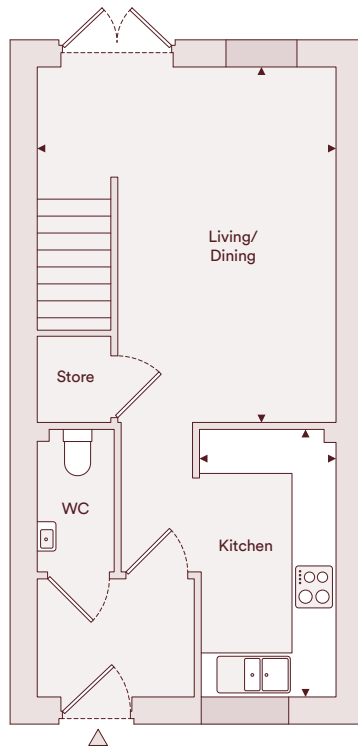


The Clifford - Two bedroom

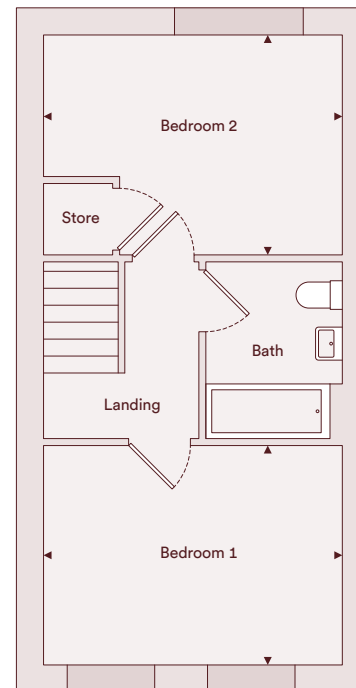
Plots 79, 80, 84, 85, 126, 127, 143, 144



Ground Floor



First Floor



Accommodation

| | | |
|---------------|--------------------------|---------------------------|
| Kitchen | 1.87m x 3.68m | 6'1" x 12'1" |
| Living/Dining | 4.12m x 4.88m | 13'6" x 16'0" |
| Bedroom 1 | 4.12m x 3.03m | 13'6" x 9'11" |
| Bedroom 2 | 4.12m x 3.03m | 13'6" x 9'11" |
| Total | 70.0m² | 753 ft² |

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

L&Q

The Langford

Two Bedroom

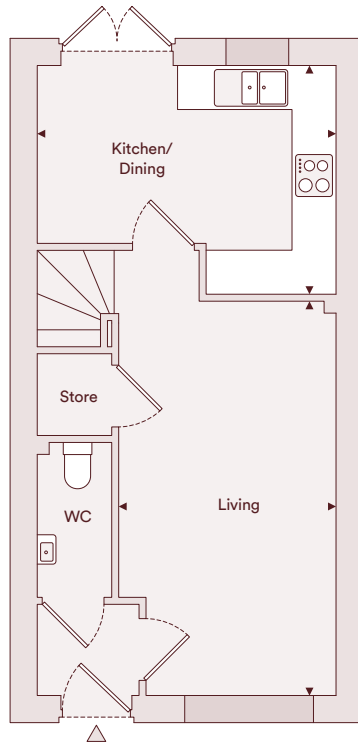


The Langford - Two bedroom

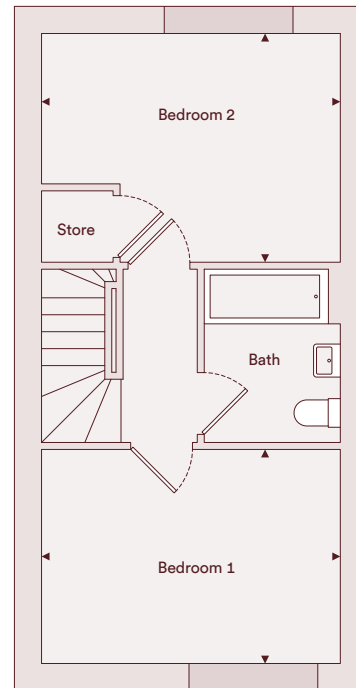
Plots 72, 73, 82, 83, 166, 167



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|---------------------------|
| Kitchen/Dining | 4.12m x 3.15m | 13'6" x 10'4" |
| Living | 3.02m x 5.41m | 9'11" x 17'9" |
| Bedroom 1 | 4.08m x 2.95m | 13'4" x 9'8" |
| Bedroom 2 | 4.08m x 3.15m | 13'4" x 10'4" |
| Total | 70.0m² | 753 ft² |

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L&Q

The Astley

Three Bedroom

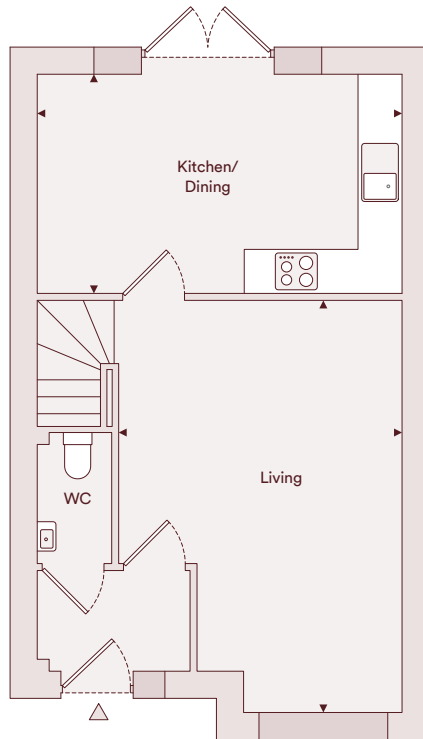


The Astley - Three bedroom

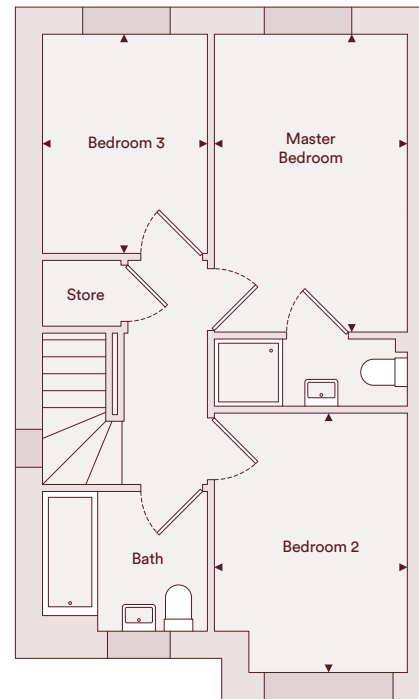
Plots 59, 60, 65, 66, 159, 160, 164, 165, 176, 177, 197, 198



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|---------------------------|
| Kitchen/Dining | 5.02m x 3.02m | 16'5" x 9'11" |
| Living | 3.81m x 5.81m | 12'6" x 19'0" |
| Master Bedroom | 2.67m x 4.09m | 9'0" x 13'5" |
| Bedroom 2 | 2.67m x 3.48m | 8'9" x 11'5" |
| Bedroom 3 | 2.28m x 3.02m | 7'6" x 9'11" |
| Total | 84.0m² | 904 ft² |

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L&Q

The Brookland

Three Bedroom

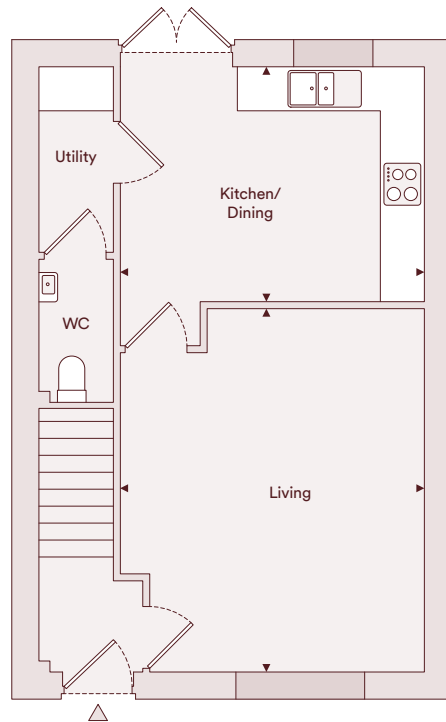


The Brookland - Three bedroom

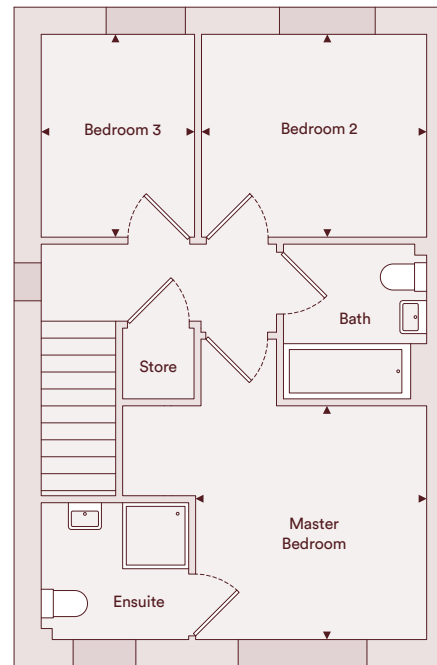
Plots 53, 54, 88, 133, 134, 139, 169, 174, 175, 186, 199, 200



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|---------------------------|
| Kitchen/Dining | 4.14m x 3.24m | 13'7" x 10'7" |
| Living | 4.14m x 4.39m | 13'7" x 14'5" |
| Master Bedroom | 3.14m x 3.22m | 10'3" x 10'7" |
| Bedroom 2 | 3.06m x 2.80m | 10'0" x 9'2" |
| Bedroom 3 | 2.13m x 2.80m | 7'0" x 9'2" |
| Total | 86.0m² | 926 ft² |

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The Merewood

Three Bedroom

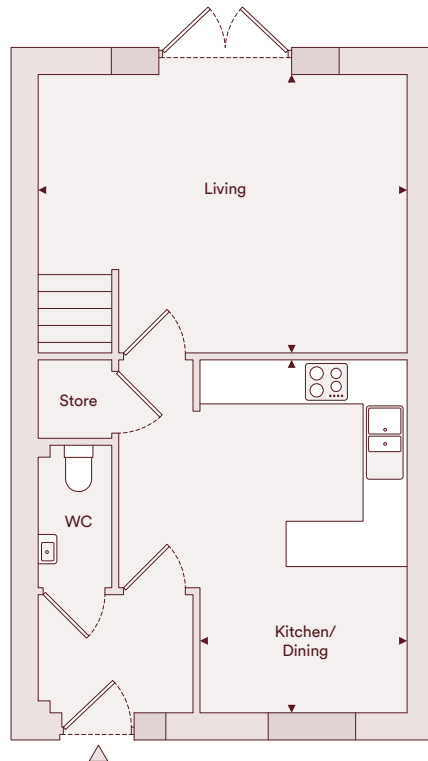


The Merewood - Three bedroom

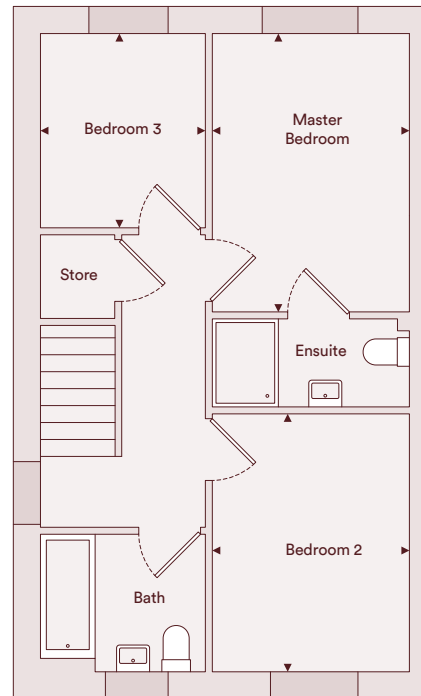
Plots 63, 64, 86, 87, 137, 138, 145, 149, 150, 161, 179, 180, 195, 196



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|---------------------------|
| Kitchen/Dining | 2.86m x 4.85m | 9'4" x 15'11" |
| Living | 5.08m x 3.83m | 16'8" x 12'7" |
| Master Bedroom | 2.72m x 3.83m | 8'11" x 12'7" |
| Bedroom 2 | 2.72m x 3.55m | 8'11" x 11'8" |
| Bedroom 3 | 2.28m x 2.68m | 7'6" x 8'9" |
| Total | 88.0m² | 947 ft² |

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L&Q

The Henbury

Three Bedroom

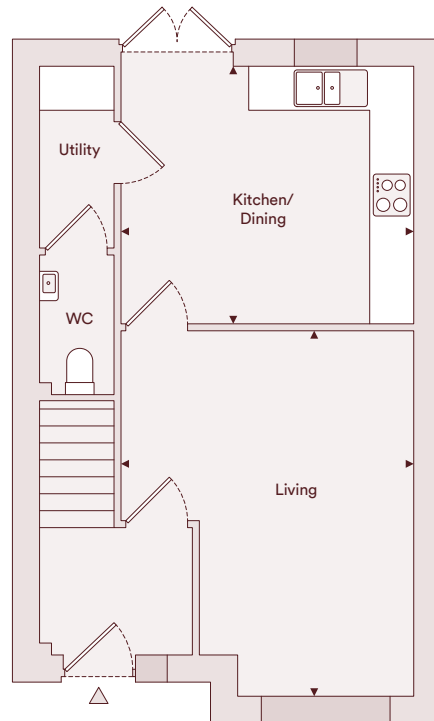


The Henbury - Three bedroom

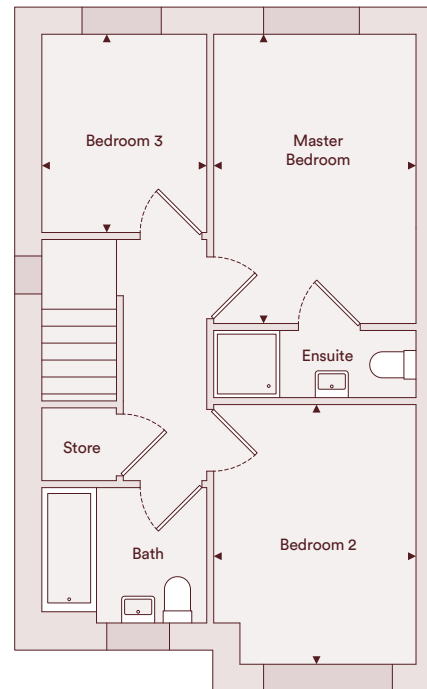
Plots 55, 58, 78, 96, 97, 158, 183



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|---------------------------|
| Kitchen/Dining | 4.03m x 3.55m | 13'2" x 11'7" |
| Living | 4.03m x 5.02m | 13'2" x 16'5" |
| Master Bedroom | 2.79m x 3.93m | 9'2" x 12'11" |
| Bedroom 2 | 2.79m x 3.58m | 9'2" x 11'9" |
| Bedroom 3 | 2.28m x 2.74m | 7'5" x 9'0" |
| Total | 85.0m² | 915 ft² |

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L&Q

The Carrington

Three Bedroom

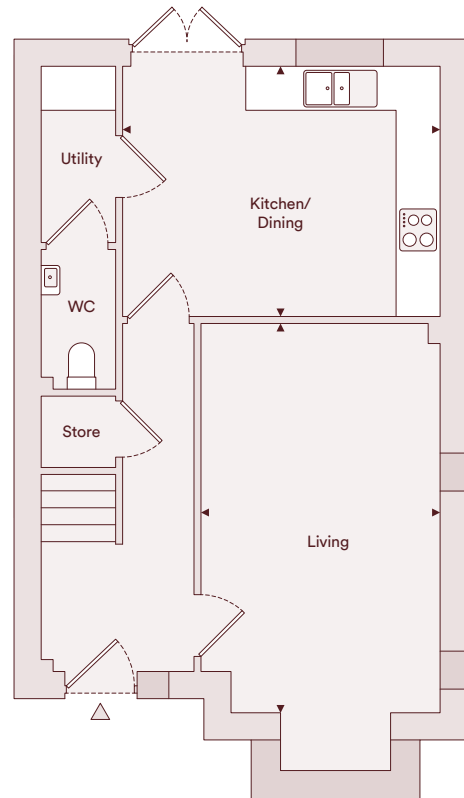


The Carrington - Three bedroom

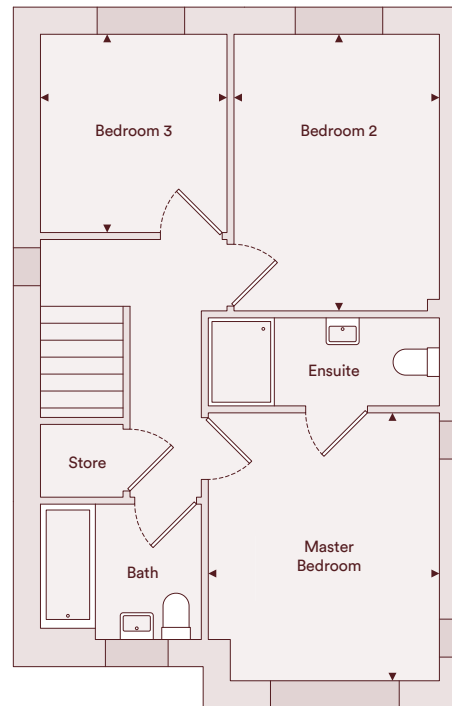
Plots 61, 62, 68, 74, 75, 77, 90, 91, 95, 122, 124, 125, 132, 141, 142, 147, 148, 151, 157, 162, 163, 170, 171, 178, 182, 194, 201



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|-----------------------------|
| Kitchen/Dining | 4.36m x 3.45m | 14'3" x 11'4" |
| Living | 3.30m x 5.34m | 10'10" x 17'6" |
| Master Bedroom | 3.19m x 3.69m | 10'5" x 12'1" |
| Bedroom 2 | 2.84m x 3.76m | 9'4" x 12'4" |
| Bedroom 3 | 2.58m x 2.74m | 8'5" x 8'11" |
| Total | 93.0m² | 1,001 ft² |

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L&Q

The Warburton

Four Bedroom

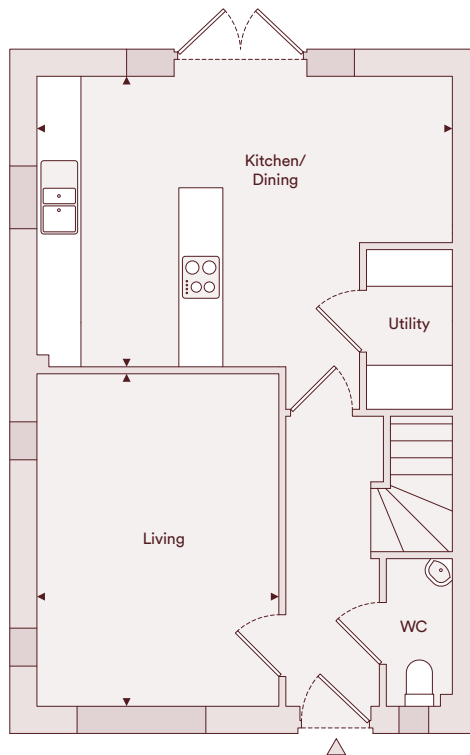


The Warburton - Four bedroom

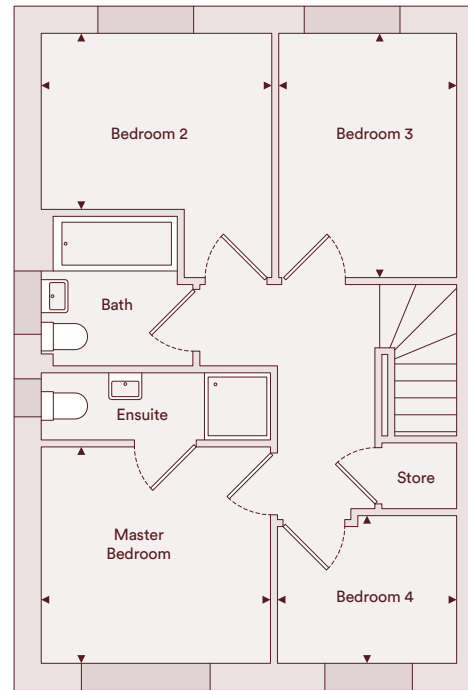
Plots 57, 67, 156, 185



Ground Floor



First Floor



Accommodation

| | | |
|----------------|--------------------------|-----------------------------|
| Kitchen/Dining | 5.71m x 4.00m | 18'9" x 13'1" |
| Living | 3.33m x 4.57m | 10'11" x 15'0" |
| Master Bedroom | 3.16m x 2.99m | 10'4" x 9'10" |
| Bedroom 2 | 3.18m x 2.44m | 10'5" x 8'0" |
| Bedroom 3 | 2.46m x 3.37m | 8'1" x 11'0" |
| Bedroom 4 | 2.46m x 2.05m | 8'1" x 6'8" |
| Total | 97.5m² | 1,049 ft² |

L&Q

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The Whisterfield

Four Bedroom

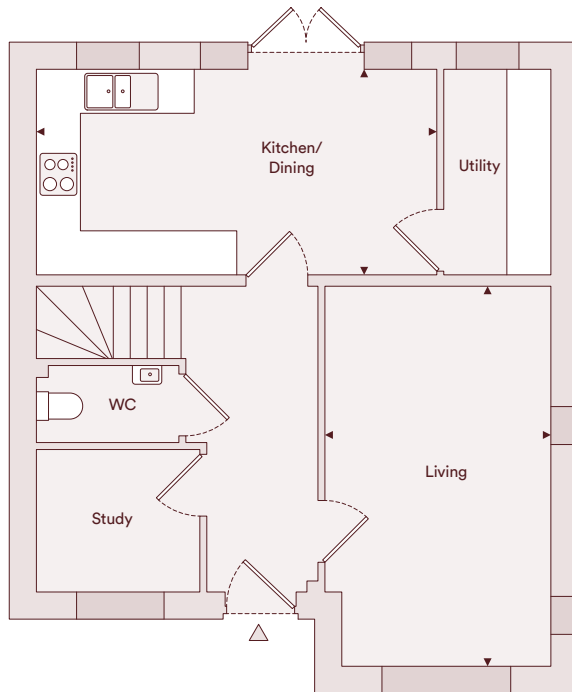


The Whisterfield - Four bedroom

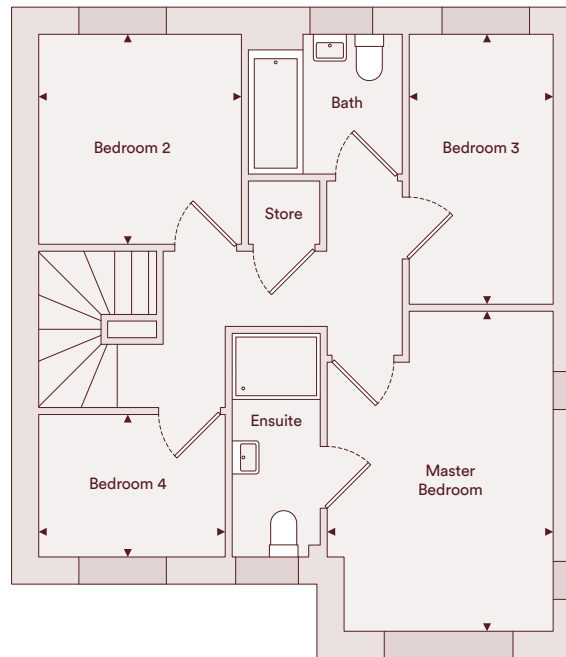
Plots 52, 76, 89, 93, 136, 187



Ground Floor



First Floor



Accommodation

| | | |
|----------------|---------------------------|-----------------------------|
| Kitchen/Dining | 5.49m x 2.85m | 18'0" x 9'4" |
| Living | 3.12m x 5.23m | 10'3" x 17'2" |
| Study | 2.26m x 1.98m | 7'5" x 6'6" |
| Master Bedroom | 3.12m x 4.40m | 10'3" x 14'5" |
| Bedroom 2 | 2.80m x 2.90m | 9'2" x 9'6" |
| Bedroom 3 | 2.00m x 3.72m | 6'7" x 12'2" |
| Bedroom 4 | 2.58m x 1.98m | 8'5" x 6'6" |
| Total | 105.9m² | 1,130 ft² |

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L&Q

The Dunham

Four Bedroom

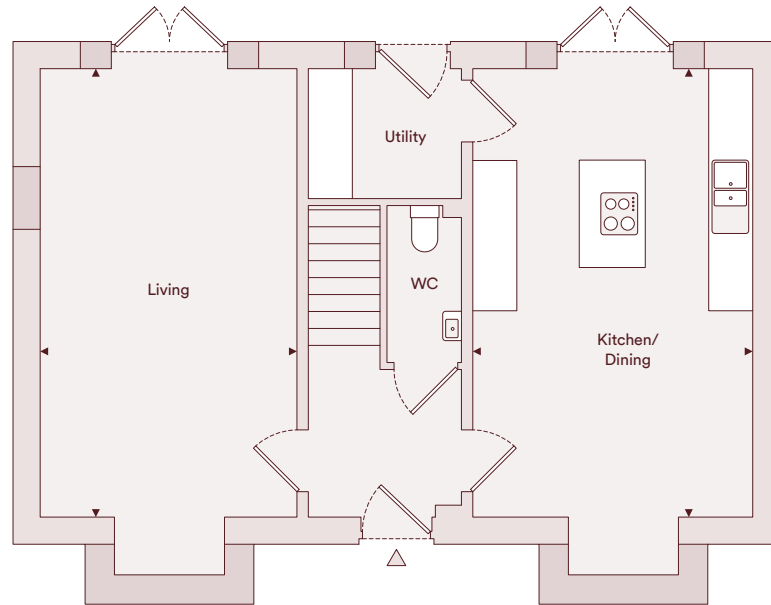


The Dunham - Four bedroom

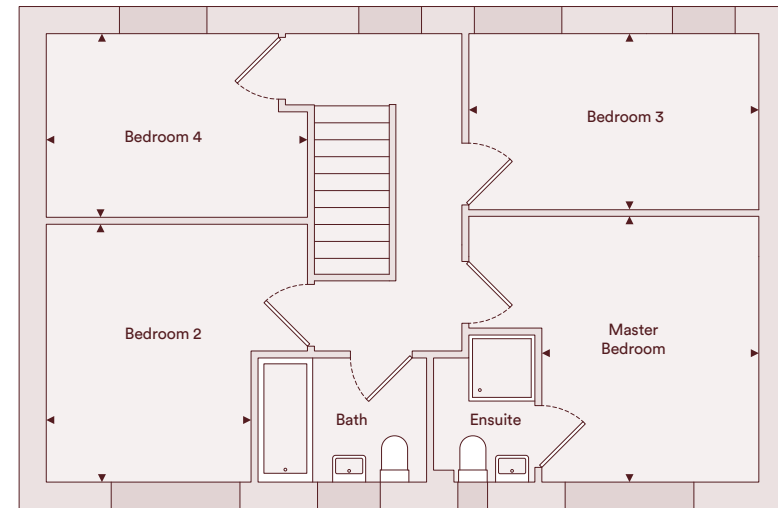
Plots 46, 81, 135, 146, 181, 184, 188, 191, 202



Ground Floor



First Floor



Accommodation

| | | | | | |
|----------------|---------------|---------------|--------------|---------------------------|-----------------------------|
| Kitchen/Dining | 3.87m x 6.16m | 12'8" x 20'2" | Bedroom 3 | 3.99m x 2.40m | 13'1" x 7'10" |
| Living | 3.55m x 6.16m | 11'7" x 20'2" | Bedroom 4 | 3.60m x 2.54m | 11'9" x 8'4" |
| Master Bedroom | 2.99m x 3.69m | 9'10" x 12'1" | Total | 121.0m² | 1,302 ft² |
| Bedroom 2 | 2.83m x 3.55m | 9'3" x 11'7" | | | |

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L&Q

The Bowdon

Four Bedroom

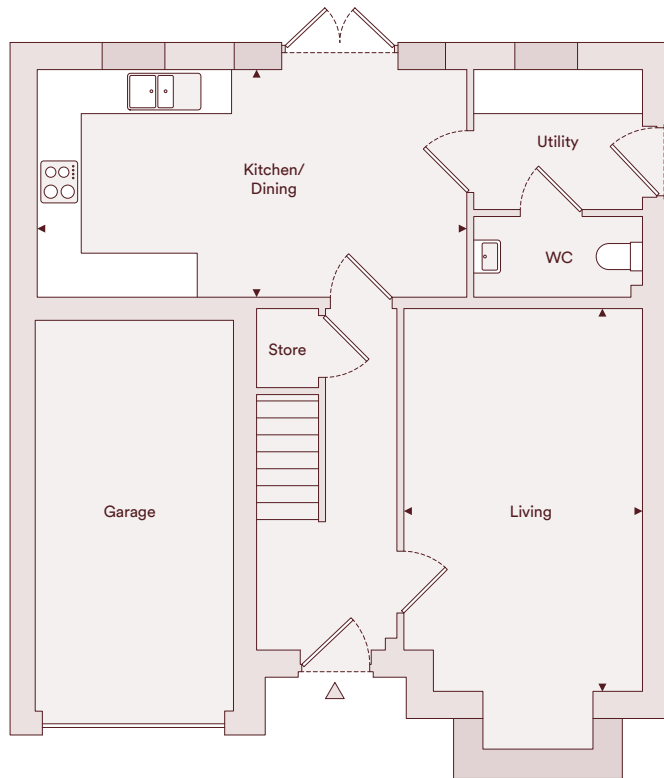


The Bowdon - Four bedroom

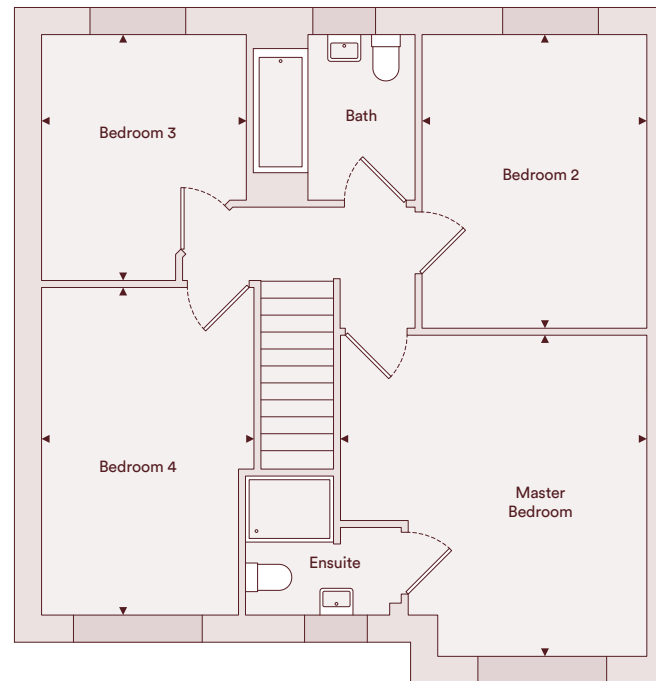
Plots 56, 92, 94, 121, 123, 140, 168



Ground Floor



First Floor



Accommodation

| | | |
|----------------|---------------------------|-----------------------------|
| Kitchen/Dining | 5.89m x 3.15m | 19'4" x 10'4" |
| Living | 3.29m x 5.27m | 10'9" x 17'3" |
| Master Bedroom | 4.21m x 4.34m | 13'10" x 14'3" |
| Bedroom 2 | 3.10m x 4.04m | 10'2" x 13'3" |
| Bedroom 3 | 2.83m x 3.39m | 9'3" x 11'1" |
| Bedroom 4 | 2.93m x 4.50m | 9'7" x 14'9" |
| Total | 123.8m² | 1,333 ft² |

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L&Q

D'Urton Grange Specification



| | Clifford | Langford | Astley | Brooklands | Merewood | Carrington | Henbury | Warburton | Whisterfield | Dunham | Bowdon |
|---|----------|----------|--------|------------|----------|------------|---------|-----------|--------------|--------|--------|
| Kitchen | | | | | | | | | | | |
| Contemporary range of kitchens | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Laminate worktops and upstands | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Electric single fan oven & gas 4 ring hob | ● | ● | ● | ● | ● | ● | ● | | | | |
| Electric double fan oven & ceramic 4 ring hob | | | | | | | | ● | ● | ● | ● |
| Under cupboard LED lighting | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Stainless steel chimney hood | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Glass splashback | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Integrated fridge/freezer | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Integrated dishwasher | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Plumbing for washing machine | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Housing unit for boiler | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Main Bathroom | | | | | | | | | | | |
| Contemporary white sanitaryware with chrome taps | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Thermostatic bar shower valve with shower screen enclosure with glass | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Full height Porcelanosa tiling to bath/shower, half height to sink wall | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome heated towel rail | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| En-Suites | | | | | | | | | | | |
| Contemporary white sanitaryware with chrome taps | | | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Shower & enclosure complete with glass door | | | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Full height Porcelanosa tiling to shower area, splashback to basin | | | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome heated towel rail | | | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| WC/Cloakroom | | | | | | | | | | | |
| Contemporary white sanitaryware with chrome taps | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Porcelanosa tiled splashback to sink | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |

| | Clifford | Langford | Astley | Brooklands | Merewood | Carrington | Henbury | Warburton | Whisterfield | Dunham | Bowdon |
|---|----------|----------|--------|------------|----------|------------|---------|-----------|--------------|--------|--------|
| General Internal Features | | | | | | | | | | | |
| Polished chrome ironmongery to ground floor | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Polished chrome sockets and switches including USB sockets to kitchen and living room | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| White sockets and switches including USB sockets to master bedroom | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Gas central heating with thermostatically controlled radiator valve | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| TV point to living room, master bedrooms and kitchen diner where applicable | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| BT point to ground floor | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Mains operated smoke detectors | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| White pre-finished internal doors | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome LED downlights to kitchen, cloakroom, bathroom and en-suites | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| French doors to rear garden | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| General External Features | | | | | | | | | | | |
| Rear garden fencing as shown on site layout | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Rear gardens laid to lawn | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Landscaping to front garden | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| NHBC 10 year building warranty | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Light to the front and rear | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Outdoor tap | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Door bell | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Feature anthracite grey front door | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |



The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

L&Q

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