



Yew Tree Meadows

AREA GUIDE

Ashberry
Homes

Land North of Gipsy Lane, Nuneaton, Warwickshire CV11 4DE Telephone: 02477 282 293
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An ideal location

A wealth of amenities,
a stunning development

Yew Tree Meadows is a delightful development of new homes in northern Warwickshire, on the outskirts of the market town of Nuneaton. Offering 2, 3 and 4-bedroom homes, this development will make the ideal home for families, first-time buyers and commuters.

The well-connected town of Nuneaton is situated just 10 miles north of Coventry, and benefits from convenient access to highly regarded schools, local amenities and transport options.

Utilise the first-rate transport connections in and around Nuneaton to travel quickly and easily into nearby towns and cities, whether for work or otherwise. Less than two miles away from Yew Tree Meadows is Bermuda Park train station, which enables rapid travel to central Nuneaton, Coventry and Tamworth – ideal for those looking to commute.

Alternatively, residents who prefer to travel by car can make the most of the excellent road links at Yew Tree Meadows. Nuneaton town centre is just a five-minute drive, while Coventry is only 20 minutes away. Plus, both Leicester and Birmingham city centres can be reached in only 30 minutes.

Keep your cupboards well-stocked by utilising the amenities available in the areas around Yew Tree Meadows. There are several popular supermarkets within driving distance, many within just a couple of minutes. Additionally, this development's location affords residents swift access to Nuneaton town centre, which has a wide range of stores and high-street shops to browse.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Nuneaton is also home to the Abbeygate Shopping Centre, where visitors can wander a variety of well-known stores and independent boutiques. Further afield, there's the Britannia Shopping Centre, Arena Shopping Park and Warwickshire Shopping Park – providing plenty of choice for anyone seeking some retail therapy.

From stunning heritage sites through to museums and art galleries, there's a whole host of entertainment and leisure opportunities in Nuneaton and the surrounding areas. Just a 10-minute drive away from Yew Tree Meadows is Arbury Hall, a beautiful stately home and garden that visitors are able to explore on certain weekends throughout the year.

A little over a mile away from the development is Nuneaton Golf Club, a spectacular modern 18-hole golf course that welcomes players of all abilities. Just over five minutes' drive away is Nuneaton Museum and Art Gallery, where local stories are aplenty, including that of the life of novelist George Eliot. Roughly 13 miles away from the development is Twycross Zoo, which offers the perfect spot for family entertainment. Visitors can see animals of all sizes, including leopards, orangutans and rhinos.

Families looking to make a home at Yew Tree Meadows will revel in the choice of schools available in the area, whether it's for primary or secondary education. Chetwynd Junior School and Whitestone Infant School are both under a 15-minute walk away from the development, while All Saints C of E Primary and Nursery School is only a little over a mile away.

Several universities are also within reach of Yew Tree Meadows, with Coventry University, De Montfort University and the University of Birmingham all under 40 minutes' drive.





4 Bedroom Homes



The Aster
Plots 19, 79, 80, 102 & 104



The Tuscany
Plots 18, 20, 24, 34, 62, 63, 82, 100 & 103



The Samphire
Plots 94 & 95



The Aston
Plots 1, 6, 17, 25, 36, 72, 78, 83, 99, 120, 155, 160, 173, 187, 470, 484, 493, 527 & 536



The Allium
Plots 33, 37, 57 & 136



The Ophelia
Plots 21, 22, 61 & 64



The Ophelia^{Life}
Plots 81 & 101



The Armeria
Plots 139, 140, 156, 157, 158, 159, 500, 501, 528, 529, 534 & 535



The Jasmine
Plots 4, 35, 41, 56, 60, 65, 75, 96, 135, 143, 161, 174, 471, 474, 479, 494, 499, 502, 516, 519 & 538

3 Bedroom Homes



The Tulip
Plots 164, 165, 472, 473, 482 & 483



The Leander
Plots 138, 166, 475, 476, 477, 478, 530, 531, 532, 533, 561 & 562



The Verbena
Plots 5, 23, 40, 44, 58, 59, 66, 68, 121, 126, 129, 134, 188, 189, 504, 506, 507, 526 & 540



The Evelyn
Plots 42, 43, 49, 50, 167, 168, 169, 170, 171, 172, 547 & 548



The Foxglove
Plots 97, 98, 118, 119, 563 & 564



The Lysander
Plots 38, 39, 190, 525, 537 & 546



The Wisteria
Plots 7, 16, 26, 55, 67, 71, 84, 91, 107, 128, 144, 177, 480, 503, 505, 517, 518, 539, 541, 545 & 567



The Victoria
Plots 2, 3, 8, 9, 14, 15, 45, 46, 47, 48, 51, 52, 69, 70, 73, 74, 76 & 77



The Victoria 2
Plots 92, 93, 122, 123, 124, 125, 130, 131, 132, 133, 175, 176, 495, 496, 497 & 498



The Heather
Plots 10, 11, 12, 13, 106, 127, 137, 141, 142, 162, 163, 178, 180, 181, 183, 184, 186, 481, 565 & 566

2 Bedroom Homes



The Sundew
Plots 53, 54, 116 & 117



The Lavender
Plots 105, 179, 182, 185, 542, 543 & 544

1-4 Bedroom Homes



Rented Homes

2-3 Bedroom Homes



Shared Ownership Homes



Sales Area

Key to plan

s/s Sub station

p/s Pump station

bcp Bin collection point

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





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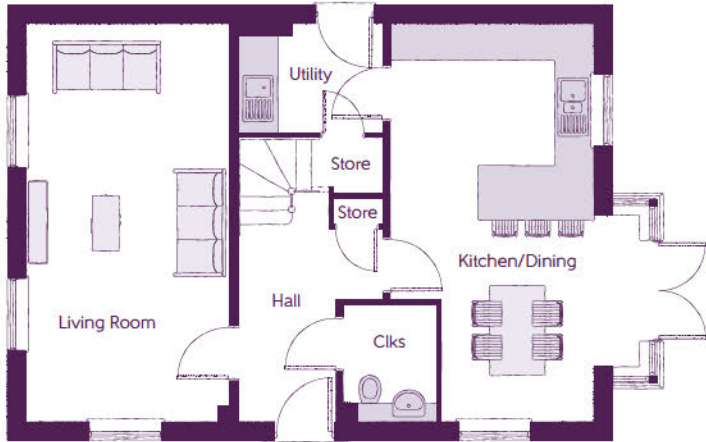
The Aston

4 BEDROOM HOME



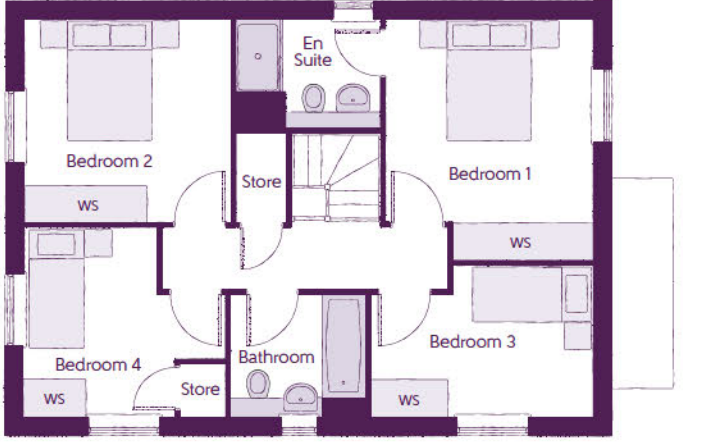
The Aston

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.33m x 6.54m	10'11" x 21'5"
Utility	2.37m x 1.77m	7'9" x 5'10"
Cloakroom	1.96m x 1.52m	6'5" x 5'0"



First Floor

Bedroom 1	3.97m x 3.38m (max)	13'0" x 11'1" (max)
Bedroom 1 En Suite	1.77m x 2.35m	5'10" x 7'9"
Bedroom 2	3.38m x 3.32m	11'1" x 10'11"
Bedroom 3	3.63m x 2.45m (max) (max)	11'1" x 8'0" (max) (max)
Bedroom 4	3.29m x 3.09m (max)	10'10" x 10'2" (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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The Victoria
3 BEDROOM HOME

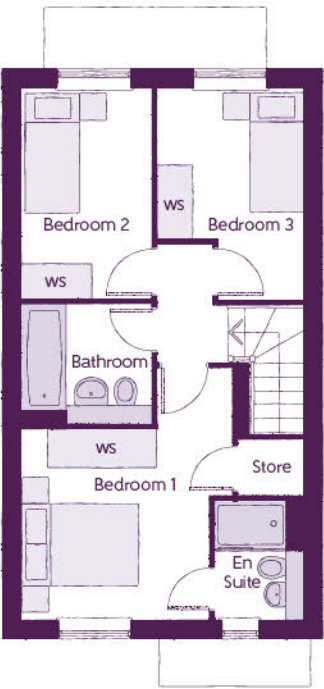


The Victoria
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.67m x 3.44m	15'4" x 11'3"
Living	4.03m x 3.62m (max)	13'3" x 11'11" (max)
Cloakroom	1.93m x 1.06m	6'4" x 3'6"



First Floor

Bedroom 1	3.46m x 4.16m (max) (max)	11'4" x 13'8" (max) (max)
Bedroom 1 En Suite	1.48m x 1.96m	4'10" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.92m	7'1" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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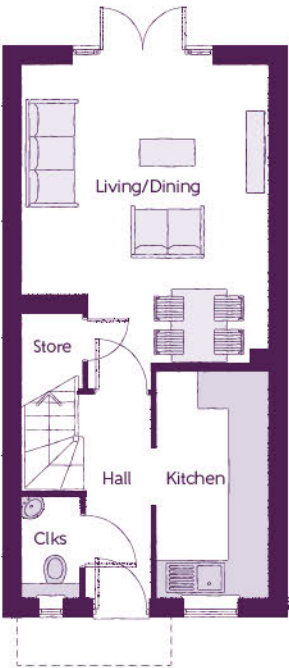
The Sundew

2 BEDROOM HOME



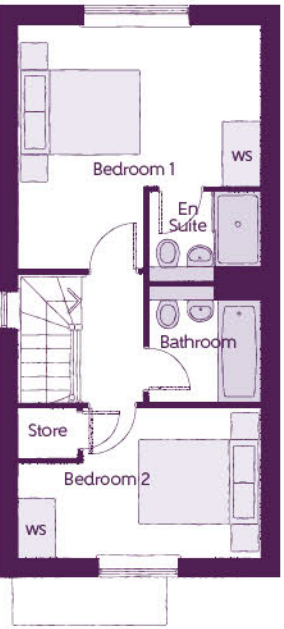
The Sundew

2 BEDROOM HOME



Ground Floor

Kitchen	1.80m x 3.72m	5'11" x 12'2"
Living/Dining	3.99m x 4.92m (max)	13'1" x 16'2" (max)
Cloakroom	0.94m x 1.60m	3'1" x 5'3"



First Floor

Bedroom 1	3.99m x 4.04m (max)	13'1" x 13'3" (max)
Bedroom 1 En Suite	1.86m x 1.48m	6'1" x 4'10"
Bedroom 2	3.99m x 2.47m (max)	13'1" x 8'1" (max)
Bathroom	1.86m x 1.92m	6'1" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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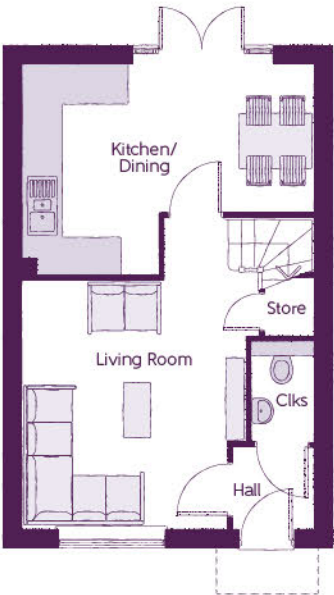


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The Heather
3 BEDROOM HOME

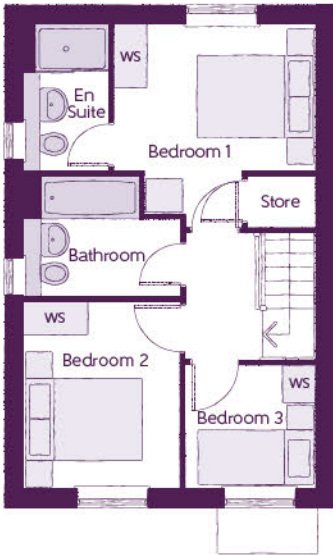


The Heather
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	3.68m x 5.14m (max) (max)	12'1" x 16'10" (max) (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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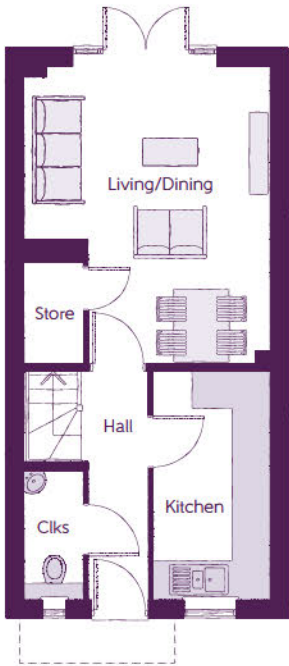


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The Evelyn
3 BEDROOM HOME

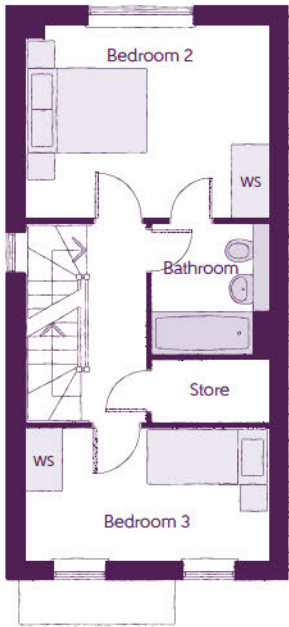


The Evelyn
3 BEDROOM HOME



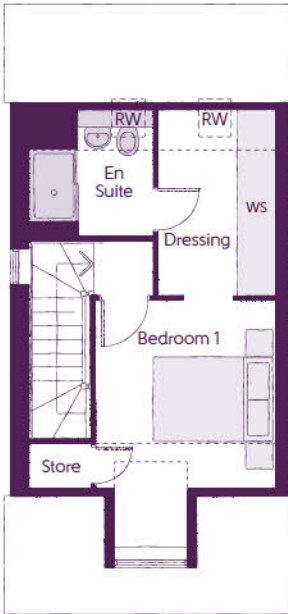
Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"



First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Second Floor

Bedroom 1	2.95m x 4.13m (max) (max)	9'8" x 13'7" (max) (max)
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - Reduced Head Height

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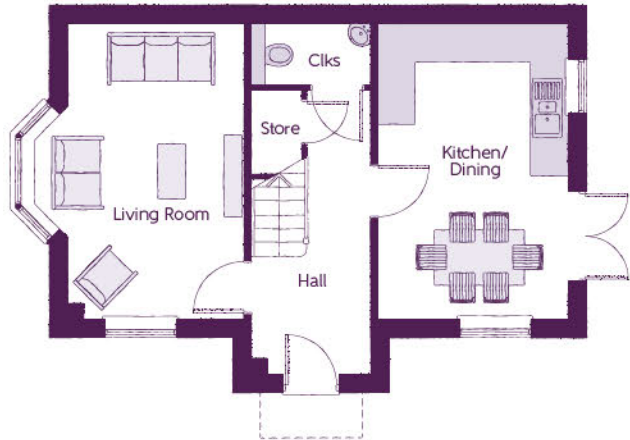
The Wisteria

3 BEDROOM HOME

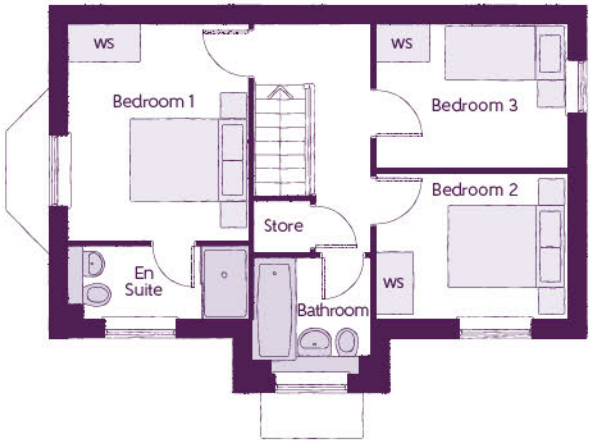


The Wisteria

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m	11'5" x 15'11"
Cloakroom	1.92m x 0.96m (max)	6'4" x 3'2" (max)



First Floor		
Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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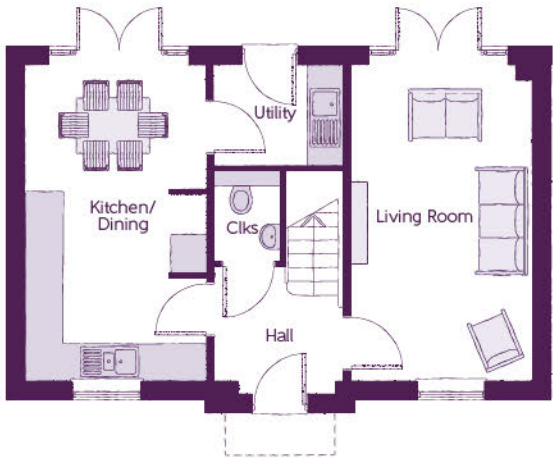
The Lysander

3 BEDROOM HOME



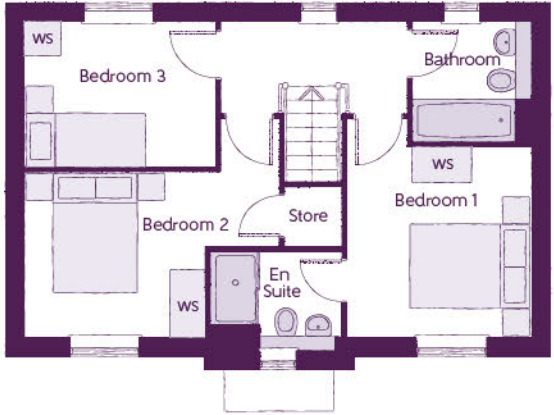
The Lysander

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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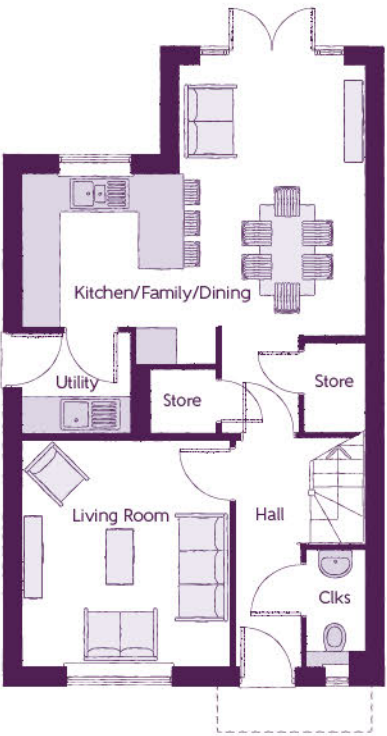


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The Verbena
3 BEDROOM HOME

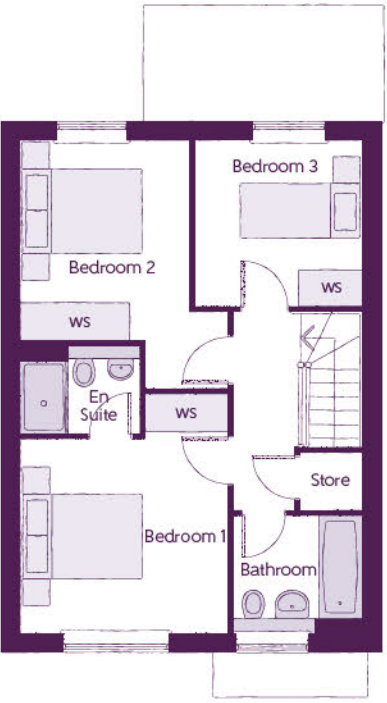


The Verbena
3 BEDROOM HOME



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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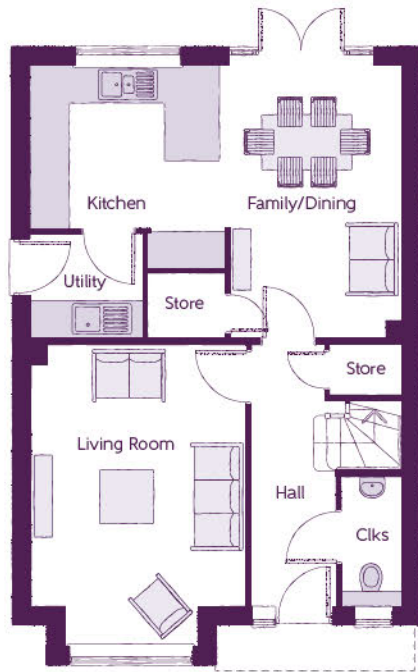
The Jasmine

4 BEDROOM HOME



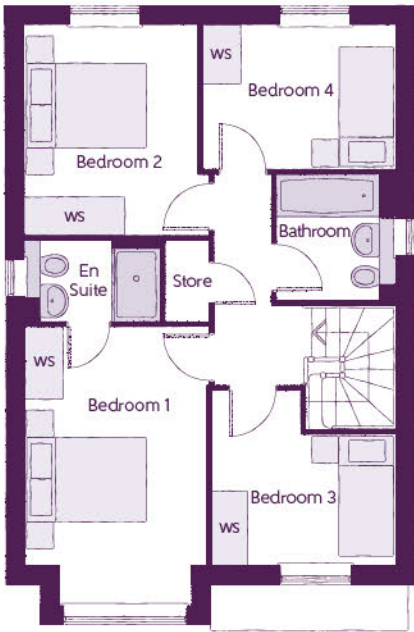
The Jasmine

4 BEDROOM HOME



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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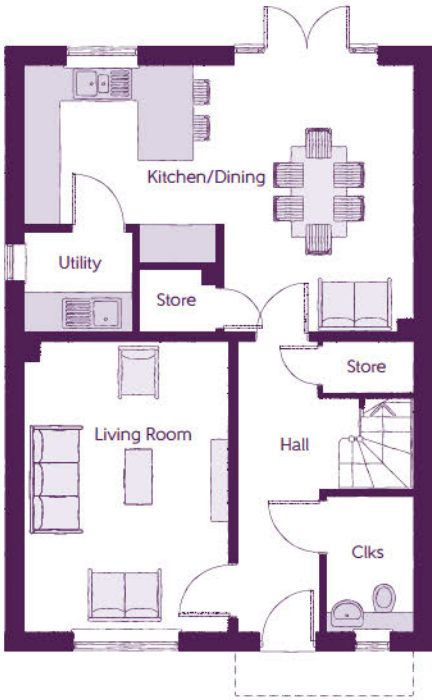


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The Ophelia
4 BEDROOM HOME

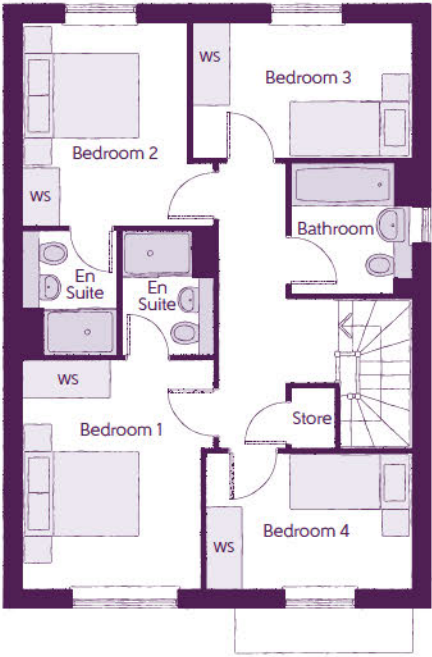


The Ophelia
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max) (max)	21'1" x 14'6" (max) (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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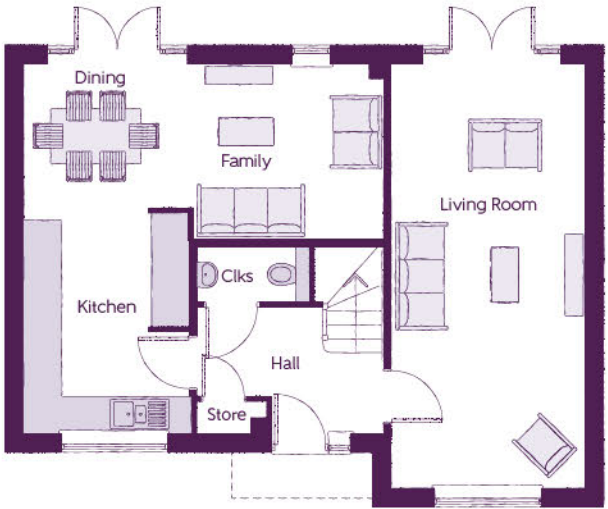


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The Allium
4 BEDROOM HOME

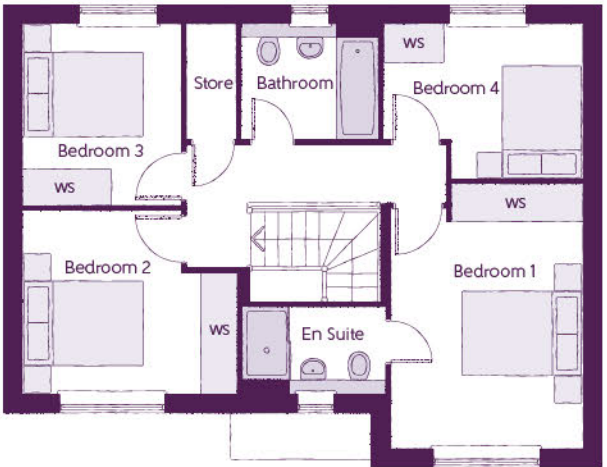


The Allium
4 BEDROOM HOME



Ground Floor

Kitchen	2.70m x 3.72m	8'10" x 12'2"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	3.16m x 6.99m	10'4" x 22'11"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"



First Floor

Bedroom 1	3.16m x 4.35m (max)	10'4" x 14'3" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.56m x 2.93m	8'5" x 9'8"
Bedroom 4	3.29m x 2.54m (max)	10'9" x 8'4" (max)
Bathroom	2.26m x 1.91m	7'5" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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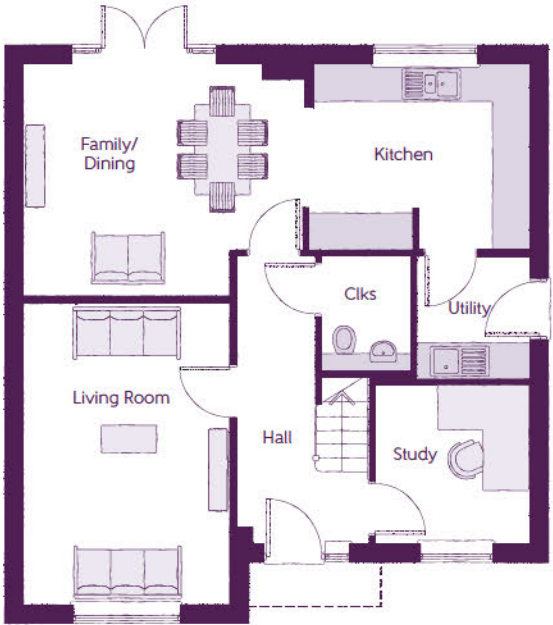
The Tuscan

4 BEDROOM HOME



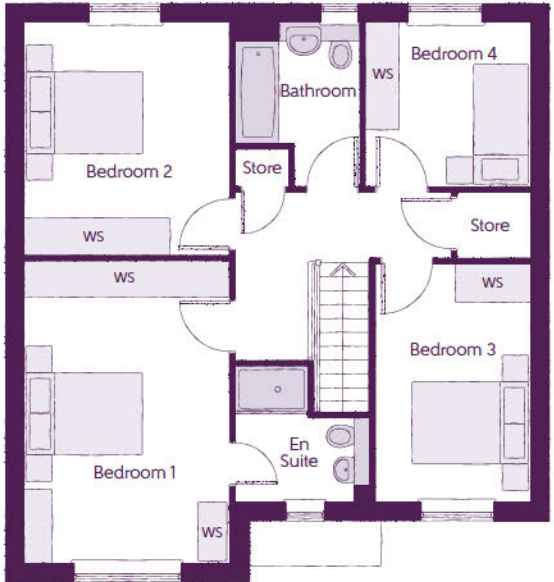
The Tuscan

4 BEDROOM HOME



Ground Floor

Kitchen	3.71m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"



First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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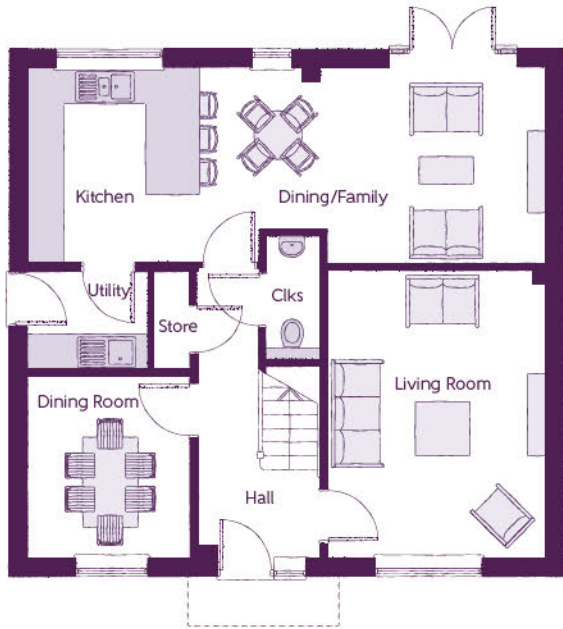


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The Aster
4 BEDROOM HOME

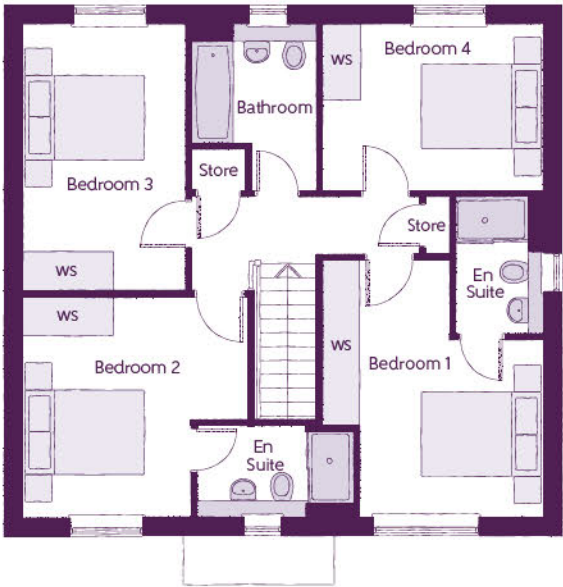


The Aster
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Foxglove

3 BEDROOM HOME

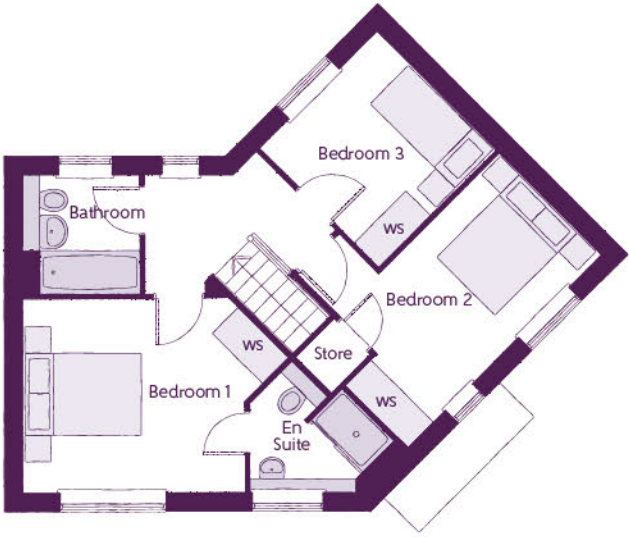


The Foxglove

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.76m x 5.19m (max)	12'4" x 17'0" (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max) (max)	4'11" x 4'10" (max) (max)



First Floor		
Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max) (max)	7'10" x 6'10" (max) (max)
Bedroom 2	4.50m x 3.29m (max) (max)	14'9" x 10'10" (max) (max)
Bedroom 3	2.72m x 2.76m	8'11" x 9'1"
Bathroom	1.91m x 1.91m	6'3" x 6'3"

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The Leander
3 BEDROOM HOME

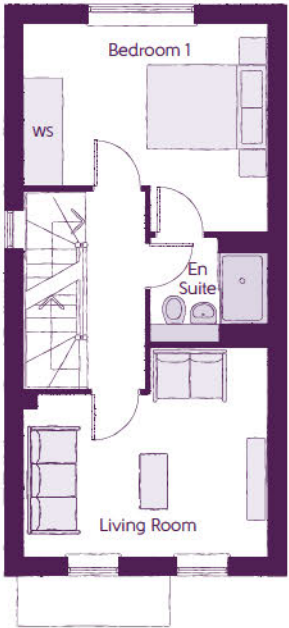


The Leander
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3.99m x 6.04m (max) (max)	13'1" x 19'10" (max) (max)
Study	1.89m x 2.60m	6'3" x 8'6"
Cloakroom	0.89m x 1.72m	2'11" x 5'8"



First Floor

Living Room	3.99m x 3.46m (max) (max)	13'1" x 11'4" (max) (max)
Bedroom 1	3.99m x 3.42m (max) (max)	13'1" x 11'3" (max) (max)
Bedroom 1 En Suite	1.91m x 1.73m	6'3" x 5'8"



Second Floor

Bedroom 2	3.99m x 3.71m (max) (max)	13'1" x 12'2" (max) (max)
Bedroom 3	3.99m x 3.22m (max) (max)	13'1" x 10'7" (max) (max)
Bathroom	1.91m x 2.28m	6'3" x 7'6"

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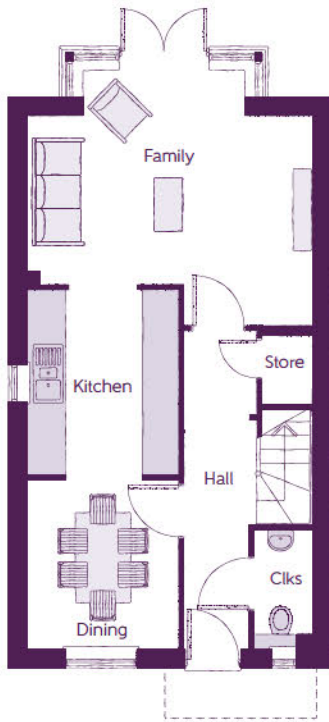
The Samphire

4 BEDROOM HOME



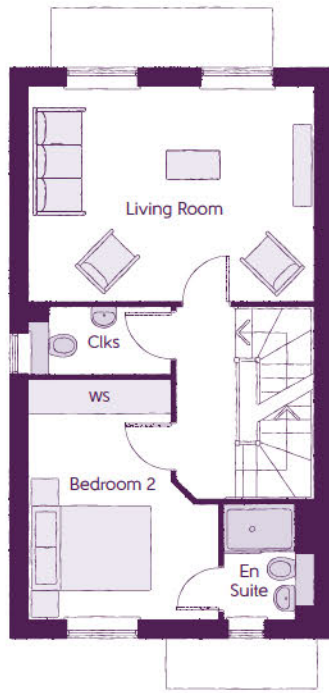
The Samphire

4 BEDROOM HOME



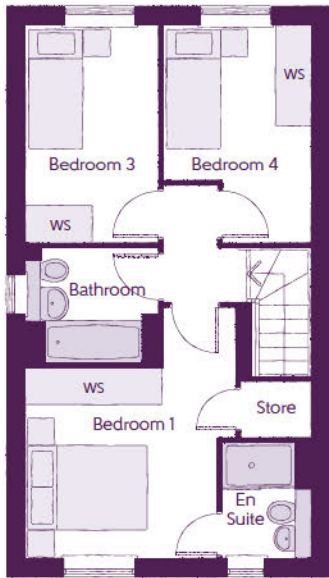
Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Family	4.67m x 4.23m (max) (max)	15'4" x 13'11" (max) (max)
Dining	2.49m x 2.78m	8'2" x 9'1"
Cloakroom	0.94m x 1.96m	3'1" x 6'5"



First Floor

Living Room	4.67m x 3.51m	15'4" x 11'6"
Bedroom 2	3.13m x 3.93m (max) (max)	10'3" x 12'11" (max) (max)
Bedroom 2 En Suite	1.45m x 1.96m	4'9" x 6'5"
Cloakroom	2.32m x 1.18m	7'7" x 3'10"



Second Floor

Bedroom 1	3.44m x 4.18m (max) (max)	11'4" x 13'9" (max) (max)
Bedroom 1 En Suite	1.45m x 1.96m	4'9" x 6'5"
Bedroom 3	2.15m x 3.53m	7'1" x 11'7"
Bedroom 4	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.90m	7'1" x 6'3"

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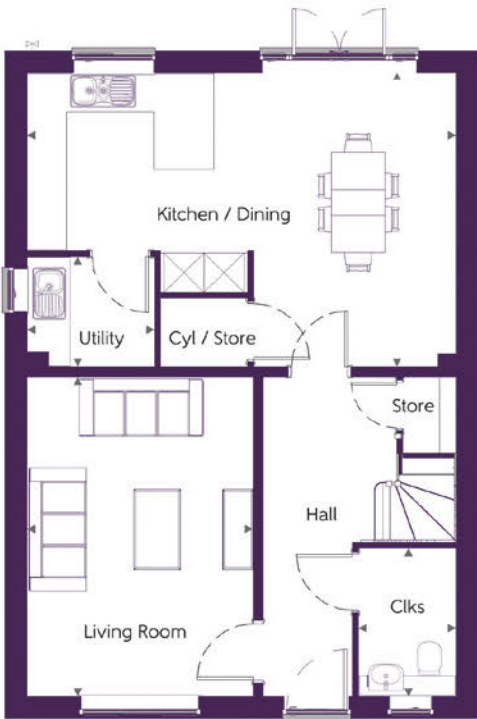


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The OpheliaLife
4 BEDROOM HOME

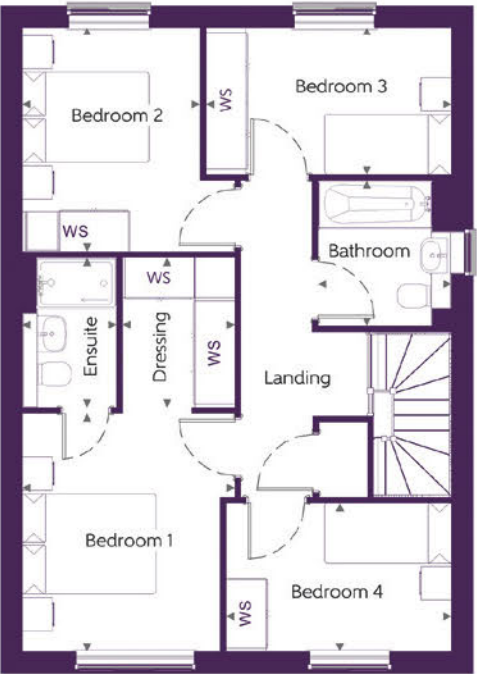


The OpheliaLife
4 BEDROOM HOME



Ground Floor

Kitchen / Dining	6.42 m x 4.42 m	21'-1" x 14'-6"
Living Room	3.39 m x 4.78 m	11'-1" x 15'-8"
Utility	1.91 m x 1.65 m	6'-3" x 5'-5"
Cloakroom	1.46 m x 2.22 m	4'-10" x 7'-4"



First Floor

Bedroom 1	3.19 m x 3.56 m	10'-5" x 11'-8"
Dressing	1.69 m x 2.24 m	5'-6" x 7'-4"
Bedroom 1 Ensuite	1.41 m x 2.24 m	4'-8" x 7'-4"
Bedroom 2	2.66 m x 3.37 m	8'-9" x 11'-1"
Bedroom 3	3.67 m x 2.21 m	12'-1" x 7'-3"
Bedroom 4	3.37 m x 2.22 m	11'-1" x 7'-4"
Bathroom	1.99 m x 2.18 m	6'-6" x 7'-2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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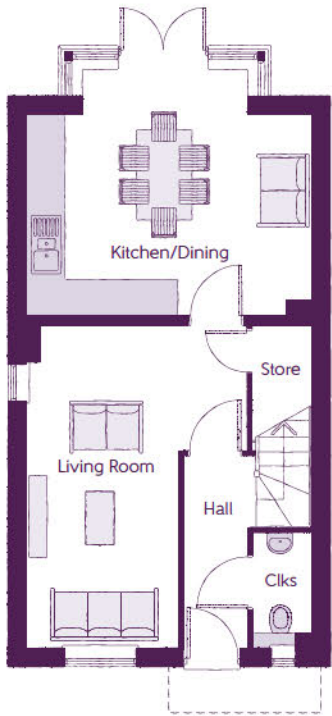
The Armeria

4 BEDROOM HOME



The Armeria

4 BEDROOM HOME



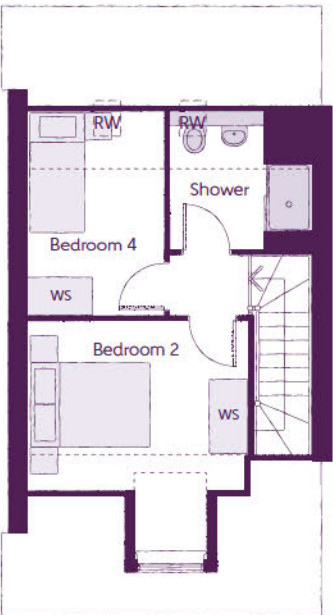
Ground Floor

Kitchen/Dining	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Living Room	3.63m x 5.33m (max)	11'11" x 17'6" (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	4.67m x 3.37m (max)	15'4" x 11'1" (max)
Bedroom 1 En Suite	1.39m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Second Floor

Bedroom 2	3.63m x 3.81m (max)	11'11" x 12'6" (max)
Bedroom 4	2.25m x 3.38m (max)	7'5" x 11'1" (max)
Shower	2.33m x 2.29m	7'8" x 7'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - - Reduced Head Height

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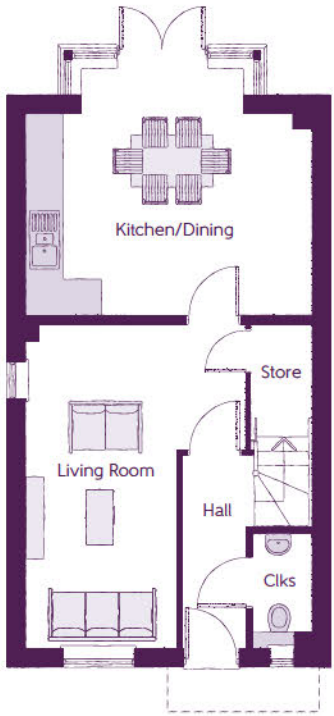


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The Tulip
3 BEDROOM HOME

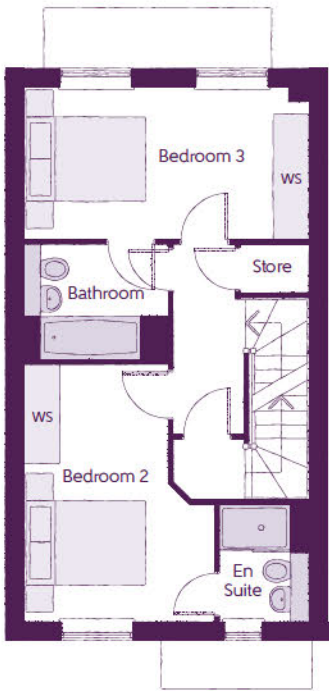


The Tulip
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Living Room	3.63m x 5.33m (max)	11'11" x 17'6" (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Second Floor

Bedroom 1	3.63m x 4.89m (max)	11'11" x 16'1" (max)
Dressing	2.28m x 2.30m	7'6" x 7'7"
Bedroom 1 En Suite	2.30m x 2.30m	7'7" x 7'7"

Cloks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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The Victoria 2

3 BEDROOM HOME



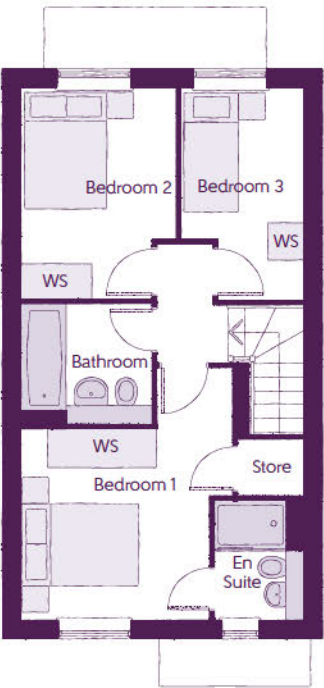
The Victoria 2

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.67m x 3.44m	15'4" x 11'3"
Living	4.03m x 3.62m (max)	13'3" x 11'11" (max)
Cloakroom	1.93m x 1.06m	6'4" x 3'6"



First Floor

Bedroom 1	3.46m x 4.16m (max)	11'4" x 13'8" (max)
Bedroom 1 En Suite	1.48m x 1.96m	4'10" x 6'5"
Bedroom 2	2.55m x 3.49m	8'4" x 11'5"
Bedroom 3	2.02m x 3.51m (max)	6'8" x 11'6" (max)
Bathroom	2.15m x 1.92m	7'1" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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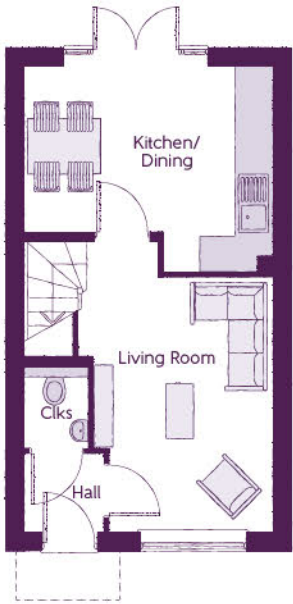
The Lavender

2 BEDROOM HOME



The Lavender

2 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max) (max)	9'8" x 15'11" (max) (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"

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FINISHES						
			& 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
	Entrance Doors	GRP Insulated Door	●	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●	●
	Window Cills	White Gloss MDF	●	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●	
		Oak Stop Chamfered Newels				●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●	
		Oak Flat Top Newel Caps				●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●	
		Oak Heavy Duty Handrail				●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●		
		White Gloss 120x14 MDF Grooved & Chamfered			●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●	
		Chrome SR700 Door Furniture				●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1				●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	●
	Frontals	Bellway Band B options ##	●	●		
		Bellway Band C options ##			●	
		Bellway Band D options ##				●
	Units	Frontal Matching Table Ends	●	●		
		Unit Framing			●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●			
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)				●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)				●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●		
		Zanussi Single Oven ZOHNX3X1			●	
		A E G Single Oven BPK556220M				●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●		
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●	
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
		A E G Cooker Hood Extractor DKB4950M				●
	Appliances Microwave	Zanussi Microwave ZVENM6X1			●	
		A E G Microwave KMK525800M †				●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●		
		Zanussi 70/30 Fridge Freezer ZNLN18FS1			●	
		Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)				●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	●	●		
		Zanussi Dishwasher ZDLN1511			●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	●

WET ROOMS						
			& 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	●	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin †	●	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	●	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal #			●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	●	●	●	●
	Bathroom - Shower	Mira MINIMAL EV Thermostatic Shower †††	●	●		
		Mira MINIMAL EV Thermostatic Shower ###			●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ** ††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ** ††			●	●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	●	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal			●	●
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel †				●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
MECHANICAL		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	●	●	●	●
	En-Suite - Shower	Mira MINIMAL EV Thermostatic Shower †††	●	●	●	
		Mira MINIMAL ERD Thermostatic Shower				●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††	●	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††			●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●		
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb)			●	●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●		
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb			●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom Only			●	
		Flat Chrome to Bathroom & En-Suite 1 Only				●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●	●

ELECTRICS						
			& 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
	Home Working	Dedicated Power, USB & Data points	●	●	●	●
	Safety - Heat	Heat Alarm DET ~	●	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●		
		Polished Chrome Recessed Spot Lights			●	●
	Lighting - Kitchen Under Unit	High Output Tri-Light				●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●		
		Polished Chrome Recessed Spot Lights			●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●	●
EXTERNALS & MISC	Communications - Voice	Telephone Point to Living Room	●	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	●
	Maintenance	External Tap	●	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	
	Garages	Light & Power Point to incurtilage Garages ^^	●	●	●	●
	Drives	Bitmac Black ^	●	●	●	●
	Landscaping - Front	Medalion Turf & Landscape Planting ^^	●	●	●	●
	Landscaping - Rear	Rotovated Topsoil ^^	●	●	●	●

* fire rated as necessary
** full height around bath where shower provided as standard
*** at build stage
† where layout allows
†† full height to shower enclosure
††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
‡ housetype dependent
‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
^ plot dependent
^^ plot specific, refer site layout
^^^ refer site landscape layout
semi recessed basin if AD M4(ii) applicable
soft close mechanism to doors & drawers
where provision of shower tray allows
~ where shown on layouts

It's the little things that make a house your home

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

Flooring

- Choose from carpets, vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

Miscellaneous

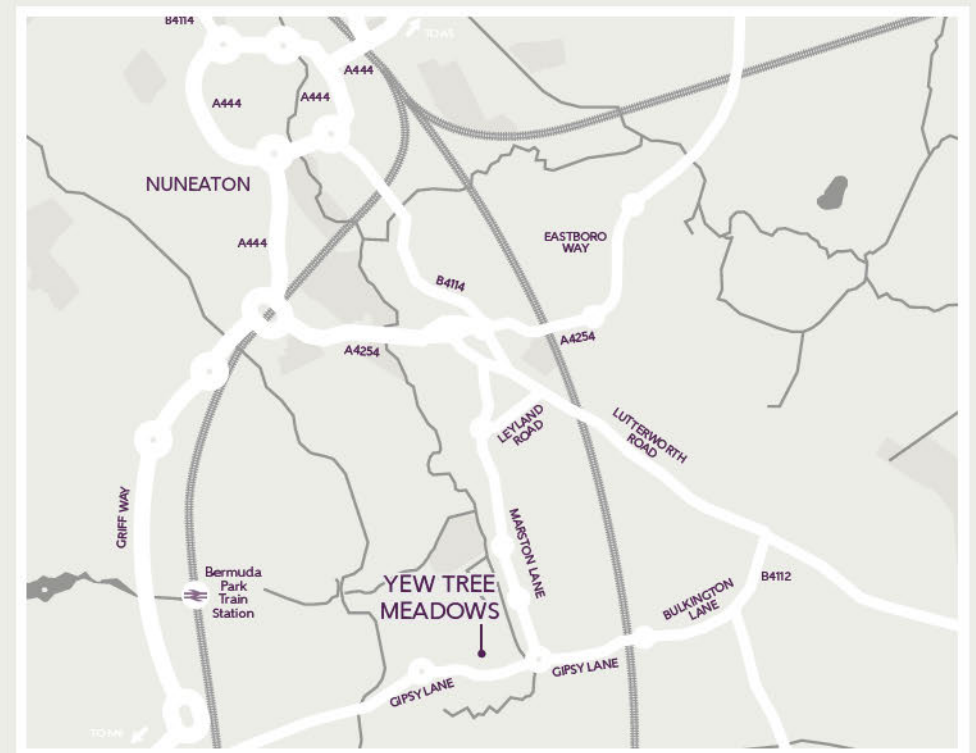
- Turf
- Wardrobes

Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.



Yew Tree Meadows

Land North of Gipsy Lane,
Nuneaton,
Warwickshire
CV11 4DE



Map not to scale.