

THE TATTON



BROADMEADOW PARK  
SANDBACH • CHESHIRE



The Tatton is a spectacular 5 bedroom family home, thoughtfully designed and expertly crafted to create a contemporary home for modern day living.



**LATIMER**  
by Clarion Housing Group

# Site plan

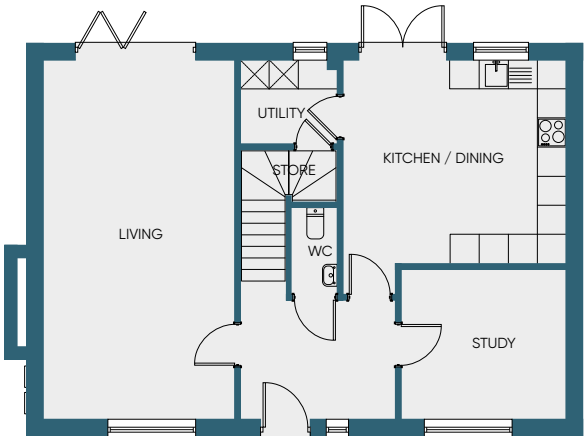
- The Tatton
- Show homes and marketing suite



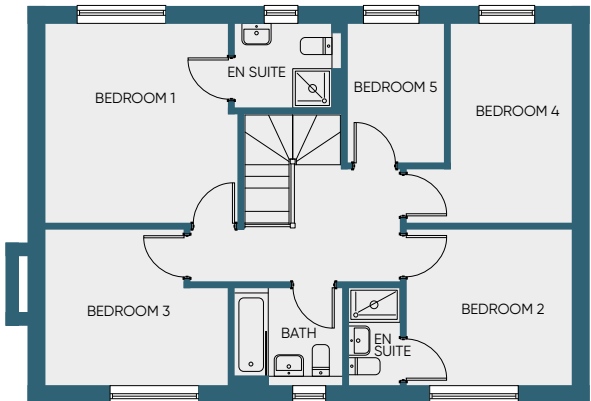
# The Tatton



5 bedroom house



Ground floor



First floor

# Specification

### Kitchen

- A range of stylish kitchen doors and stone worktops\*
- One & a half bowl sink with mixer tap
- Integrated appliance appliances including; fan assisted electric double oven, 5 ring ceramic hob, stainless steel extractor hood, fridge-freezer and dishwasher
- Feature under-cupboard lighting

### Bathroom and Ensuite

- Thermostatically controlled shower to ensembles and vanity unit
- Villeroy & Boch white sanitaryware with chrome fittings
- Trojan white bath
- Shaver point
- Choice of Porcelanosa ceramic wall and floor tiles\*

### External

- Turf to rear garden
- Fencing to rear garden
- Outside tap
- External lights to front and rear

### General

- PVCu double-glazed windows with locking handles
- Oak veneered doors with chrome door furniture
- Gas central heating with thermostatically controlled radiators
- Recessed downlighters to kitchen, bathroom & ensuite
- TV and Telephone point to ground floor and master bedroom
- Hard-wired smoke alarms with battery back-up to all floors
- Bifolds to living area

Living	7.40m	x	4.00m	24.2ft	x	13.1ft
Kitchen/Dining	4.65m	x	4.24m	15.2ft	x	13.9ft
Study	3.44m	x	3.14m	11.3ft	x	10.3ft
Bedroom 1	4.14m	x	3.80m	13.5ft	x	12.4ft
Bedroom 2	3.46m	x	3.23m	11.3ft	x	10.6ft
Bedroom 3	3.80m	x	3.23m	12.4ft	x	10.6ft
Bedroom 4	4.02m	x	2.55m	13.2ft	x	8.3ft
Bedroom 5	2.89m	x	2.01m	9.4ft	x	6.6ft

\*Indicates that this plot is handed. Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Latimer in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Latimer and associated companies reserve the right to amend the home layouts, specification or materials. All details correct as above at time of going to print. August 2021.

\*Choices are available subject to stage of construction



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