

THE MORETON



BROADMEADOW PARK
SANDBACH • CHESHIRE



The Moreton is a traditional 3 bedroom family home, exuding elegance and charm whilst providing plenty of space for modern day living.



LATIMER
by Clarion Housing Group

Site plan

- The Moreton
- Show homes and marketing suite



Specification

Kitchen

- Choice of stylish kitchen doors and worktops*
- One & a half bowl sink with mixer tap
- Integrated appliances including; fan assisted electric double oven, 4 ring hob, stainless steel extractor hood, fridge-freezer and washing machine

Bathroom and Ensuite

- Thermostatically controlled shower over bath and to ensuite shower enclosure
- 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

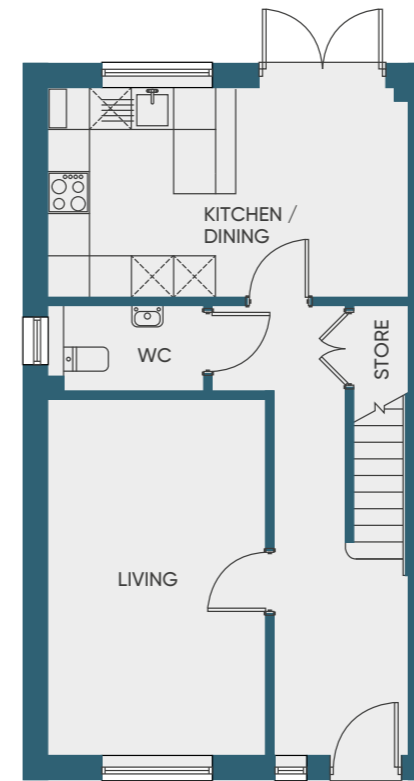
General

- 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
- Additional Heat detector to kitchen

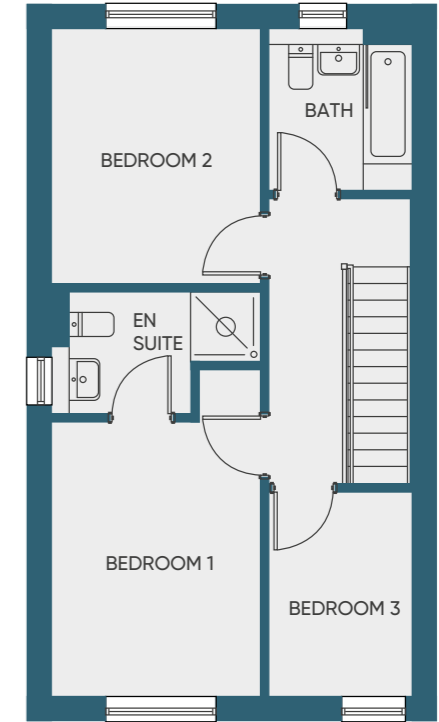
*Choices are available subject to stage of construction

The Moreton

3 bedroom house



Ground floor



First floor

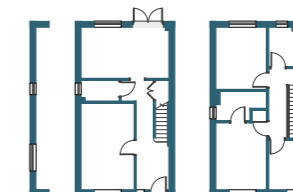
Type A: Plot 1, 2, 163 & 164

Living	5.15m	x	3.17m	16.9ft	x	10.4ft
Kitchen/ Dining	5.24m	x	3.05m	17.1ft	x	10ft
Bedroom 1	3.94m	x	3.05m	12.9ft	x	10ft
Bedroom 2	3.69m	x	3.05m	12.1ft	x	10ft
Bedroom 3	2.99m	x	2.05m	9.8ft	x	6.7ft

Type As: Plot 81, 82, 106, 107, 113, 114, 115, 116, 139, 140, 141 & 142

Living	4.86m	x	2.99m	15.9ft	x	9.8ft
Kitchen/ Dining	4.92m	x	2.90m	16.1ft	x	9.5ft
Bedroom 1	3.62m	x	2.84m	11.8ft	x	9.3ft
Bedroom 2	3.60m	x	2.84m	11.8ft	x	9.32ft
Bedroom 3	2.74m	x	2.07m	9ft	x	6.8ft

Wall variations



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. November 2020.



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