

# EMBERTON GRANGE

HASSALL ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2HP



A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

# EMBERTON GRANGE

## DEVELOPMENT LAYOUT

### KEY

- Kenley 2 bedroom home
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Derwent 3 bedroom home
- Lutterworth 3 bedroom home
- Kingsville 3 bedroom home
- Windermere 4 bedroom home
- Kingsley 4 bedroom home
- Alderney 4 bedroom home
- Radleigh 4 bedroom home

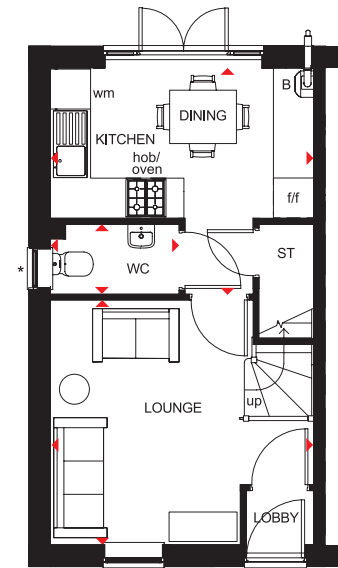
BCP Bin Collection Point



## 2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

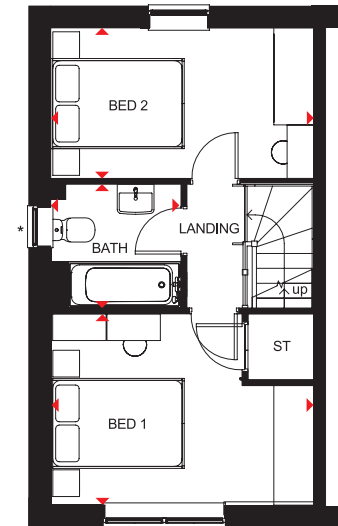


### Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]

\* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

\* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

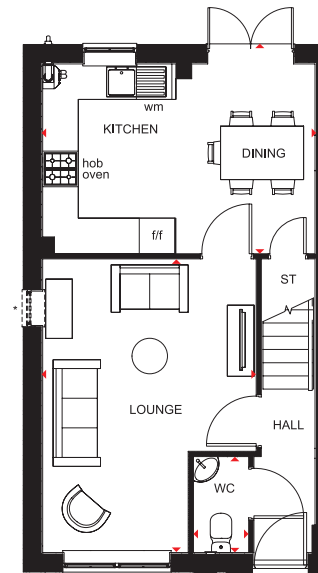
**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

## 3 BEDROOM HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms - the generous master with en suite - a single bedroom and family bathroom

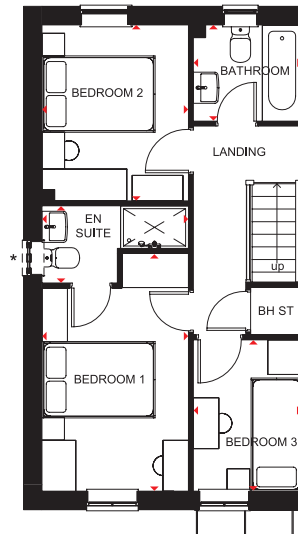


### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

\*Optional window



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

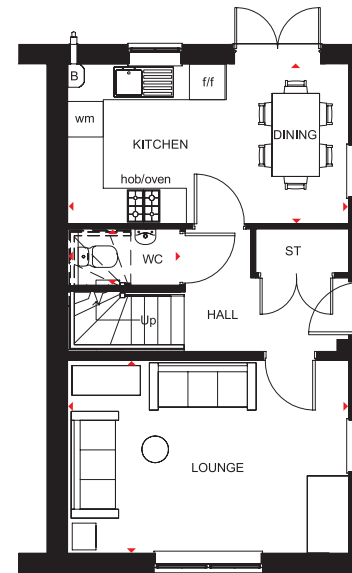
\*Optional window

<b>KEY</b>	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BHST	Bulkhead store	◀▶	Dimension location

## 3 BEDROOM HOME



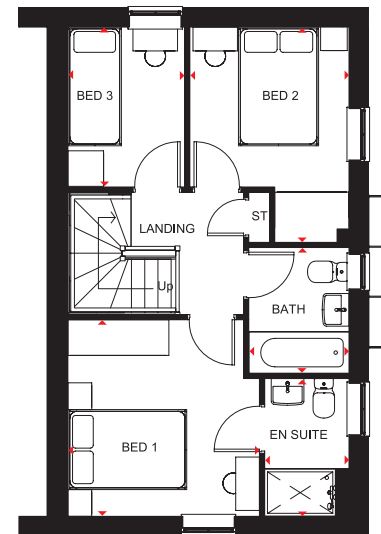
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

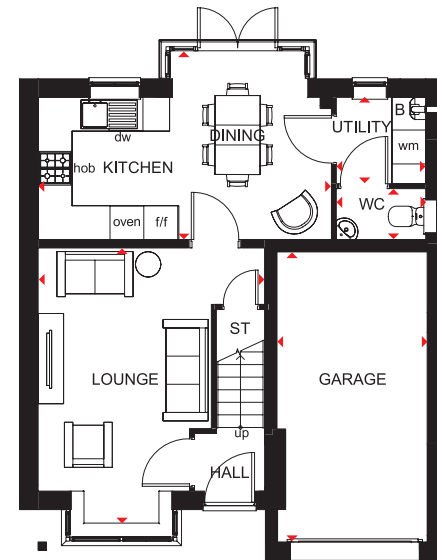
(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

## 3 BEDROOM DETACHED HOME



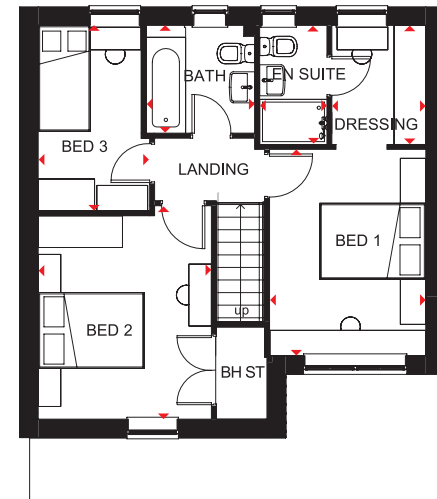
- A three bedroom home with open-plan kitchen and dining area with full-height glazed bay leading to the rear garden
- Lounge and utility room are also located on the ground floor
- On the first floor is the master bedroom with dressing area and en suite shower room, a further double bedroom, a single bedroom and family bathroom
- This home also comes with an integral garage



### Ground Floor

Lounge	5212 x 4015mm	17'1" x 13'2"
Kitchen/Dining	5201 x 3349mm	17'1" x 11'0"
Utility	1585 x 1533mm	5'2" x 5'0"
WC	1585 x 903mm	5'2" x 3'0"
Garage	5143 x 2663mm	16'10" x 8'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3660 x 2766mm	12'0" x 9'1"
En Suite	2113 x 1193mm	6'11" x 3'11"
Dressing Area	2113 x 1666mm	6'11" x 5'6"
Bedroom 2	3562 x 3072mm	11'8" x 10'1"
Bedroom 3	3289 x 1977mm	10'9" x 6'6"
Bathroom	1925 x 1913mm	6'4" x 6'3"

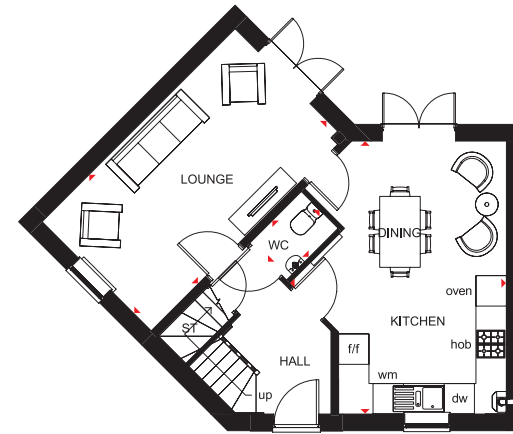
(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead Store	dw	Dishwasher space		

## 3 BEDROOM DETACHED HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms - the master with en suite - a single bedroom and the family bathroom



### Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

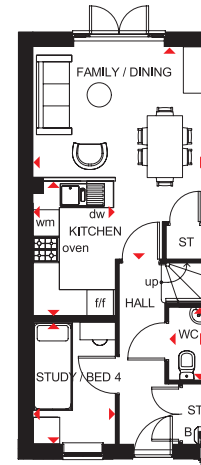
(Approximate dimensions)

<b>KEY</b>	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location
	f/f Fridge/freezer space	

## 3 BEDROOM HOME



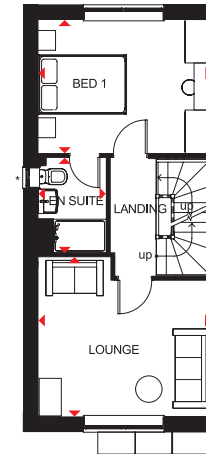
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bedroom 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

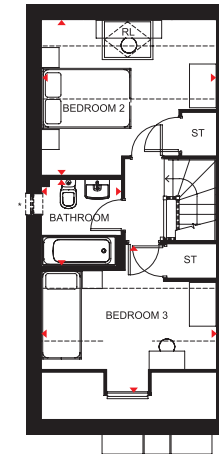


### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1799 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

\* Overall floor dimension includes lower ceiling areas.

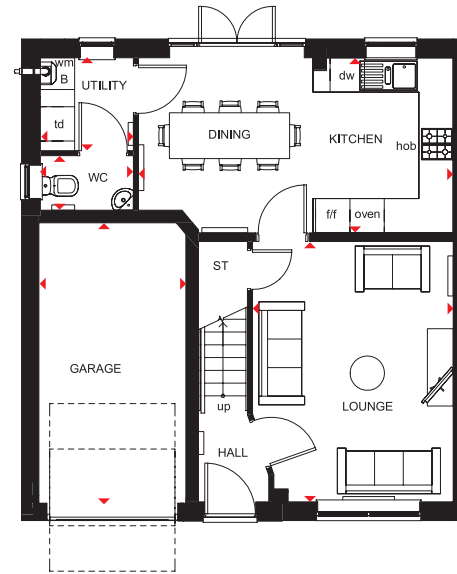
<b>KEY</b>	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	RL Roof light	



## 4 BEDROOM DETACHED HOME



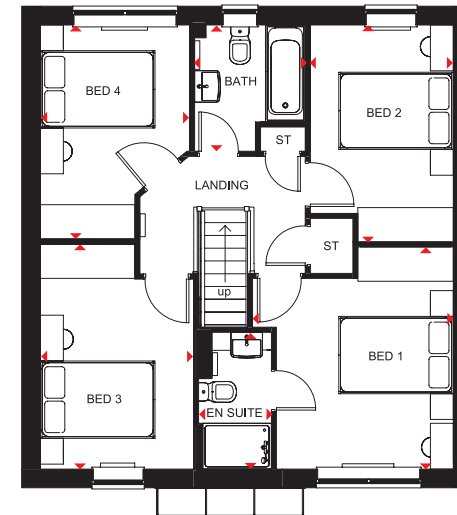
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom



### Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4875mm	8'5" x 15'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

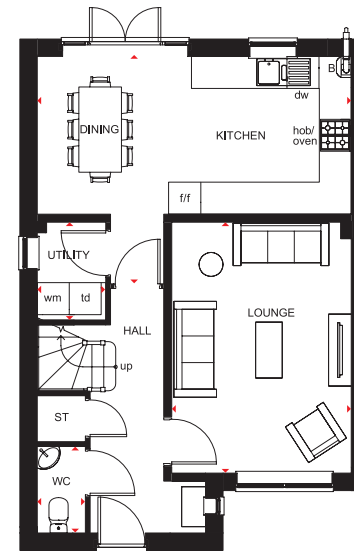
(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

## 4 BEDROOM DETACHED HOME



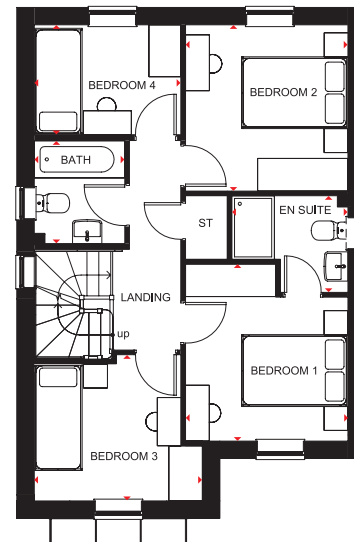
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



### Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

(Approximate dimensions)



### First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

## 4 BEDROOM DETACHED HOME



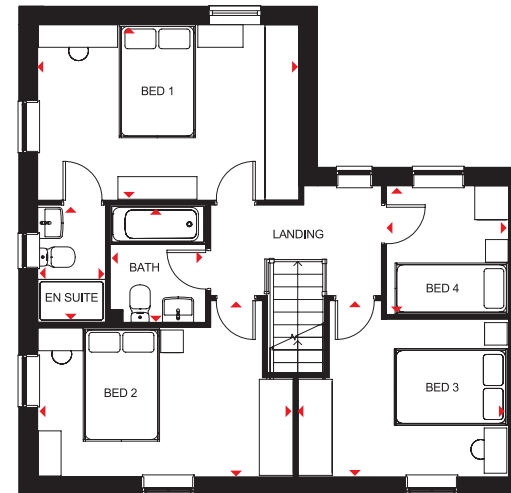
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

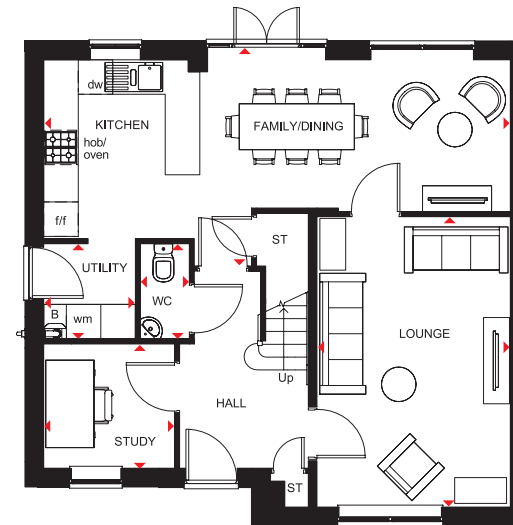
**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location

## 4 BEDROOM DETACHED HOME



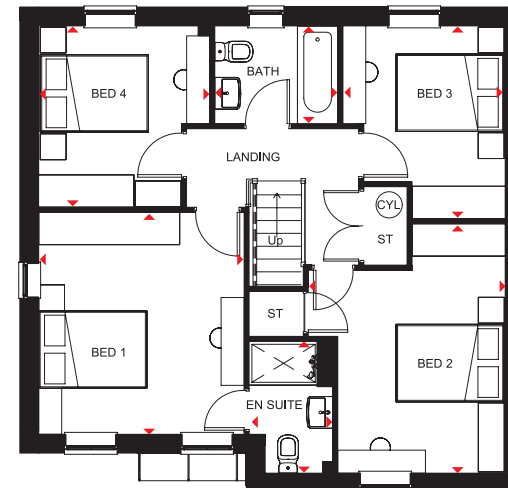
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the master with en suite shower room, and a family bathroom



### Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	dw	Dishwasher space	

# THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- to be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>

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