



SWAN HOMES



CHELLASTON





Development Layout



NORTH ↑

Additional Internal Finishes / Items

- Solid oak doors
- Polished chrome ironmongery
- Zoned under floor heating * ground floor only
- Smooth painted ceilings
- Chrome sockets and switches
- NSI approved intruder alarm system with pir fittings and panic alarm
- Bespoke British made Sheraton units
- Granite worktops
- Neff Appliances
- Roca "the gap" Sanitaryware
- Ceramic tiling to floors by roca to all bathrooms & En-suites
- Half height tiling to all bathrooms &
- En-suites by Porelanosa or Roca
- External power point
- External tap
- Block paved driveway
- Turfing to rear
- Paved patio area

Amenities

Within easy walking distance of local shops, cafes and there is a supermarket within easy walking distance.

Modern facilities include:

Doctors
Dentists
Post office
Veterinary practice.

There is an abundance of local schools which include the prestigious Chellaston Academy.

FOR MORE INFORMATION PLEASE CONTACT:
01159 473 724
INFO@SWAN-HOMES.COM



PORCELANOSA

Roca



CREATING HOMES FOR LIVING

Regional Strength, Locally Delivered

Adrian Swan founded Swan Homes in 2009, and has continued to grow from strength to strength, earning an exemplary reputation for creativity and attention to detail, setting new benchmarks in design. Delivering inspired foresight and vision from the moment you reserve your new plot to move in and long after you have settled in, making sure everything runs smoothly and your new home is perfect for you.

Customer Experience

The ability to create a personal and unique bespoke home, is part of our standard process and is more the "Rule than the Exception" with the team at Swan Homes. Taking account of our clients wishes and requests wherever possible and making them a reality. Purchasing a new home is always a challenge and it has been my personal mission to ensure we seek to deliver a home that reflects the personality of our clients. The drive to make a difference in terms of quality, functionality, design and the creation of something unique is at the forefront of our commitment every step of the way, the ethos of a "Can do Attitude" runs throughout the whole of the company.

Foundations For Success

We are members of the FMB & Build Assure for the knowledge that your home will be constructed and finished to the highest of standards. Our ambition to be the best in everything we do has been reflected by winning the FMB Regional Builders Award 2014.

PLOT 4 / 5 / 6 / 7

SWAN HOMES : CHELLASTON



DEVELOPMENT

Intra

In this highly sought after location, royal glen park, chellaston is an exclusive development of just four superbly designed semi-detached houses. Each new home has been designed to maximise space and light with layouts that respond directly to the way we live today.



GROUND FLOOR PLOTS 4 & 6

LIVING ROOM 14.4FT X 15.7FT

KITCHEN/DINER 17.0FT X 8.2FT

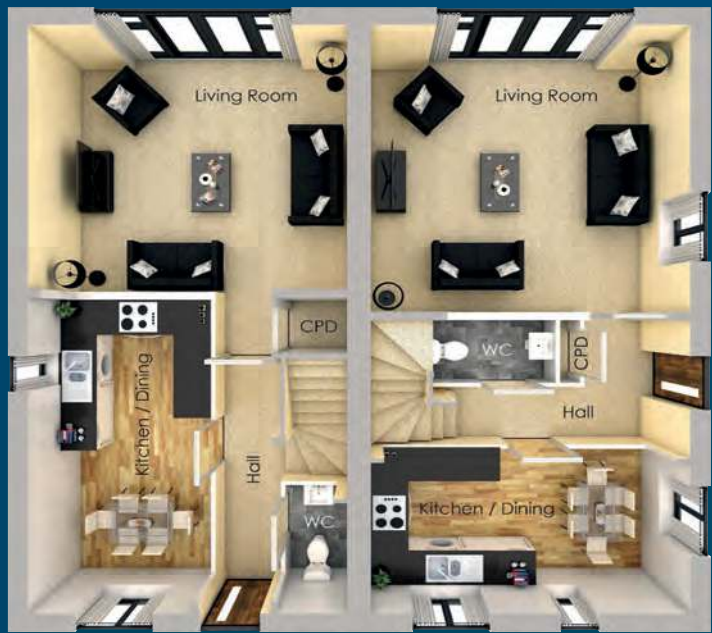
WC 6.0FT X 3.5FT

GROUND FLOOR PLOTS 5 & 7

LIVING ROOM 15.5FT X 15.7FT

KITCHEN/DINER 15.7FT X 8.2FT

WC 6.8FT X 3.7FT



GROUND FLOOR

FIRST FLOOR PLOTS 4 & 6

BEDROOM 3 15.7FT X 8.5FT

BEDROOM 4 15.7FT X 10.5FT

BATHROOM 8.1FT X 6.4FT

FIRST FLOOR PLOTS 5 & 7

BEDROOM 3 15.7FT X 9.7FT

BEDROOM 4 15.7FT X 8.2FT

BATHROOM 7.5FT X 6.7FT



FIRST FLOOR

SECOND FLOOR PLOTS 4 & 6

BED 1 MASTER 15.7FT X 11.5FT

BED 1 MASTER E/S 5.3FT X 8.4FT

BEDROOM 2 15.7FT X 8.5FT

SECOND FLOOR PLOTS 5 & 7

BED 1 MASTER 15.7FT X 9.1FT

BED 1 MASTER E/S 5.3FT X 6.7FT

BEDROOM 2 15.7FT X 8.5FT



SECOND FLOOR



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