

LOCATION



Bowes Manor
BURNOPFIELD



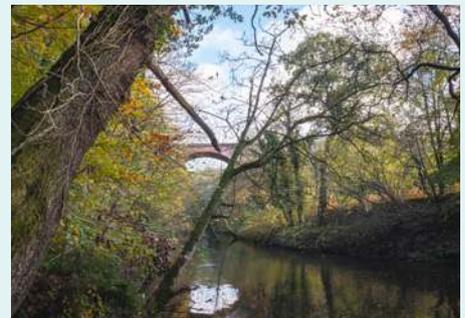
ROBERTSON
HOMES



A great countryside location but only minutes from the attractions of Durham and Newcastle

Discover a luxury development of 48 beautiful two bedroom bungalows, three bedroom terraced and semi-detached homes, and four and five bedroom detached homes. Located in an attractive countryside setting, close to Hobson Golf Club and Burnopfield Cricket Club, this highly desirable area is just 9 miles from the centre of Newcastle.

The village of Burnopfield benefits from local amenities including convenience stores, takeaways, doctors and a dentist. For the ultimate shopping and dining experience, the UK's original 'mega-mall' Metrocentre is just over 5 miles away.



A unique development of 48 homes – COUNTRYSIDE LIVING

Just over two miles from the development you'll find Gibside Estate, one of a few surviving 18th century designed landscapes that was fashioned with two things in mind; spectacular views and wow moments. With 600 acres of gardens, woodland and countryside it's perfect for walks, wildlife spotting and days out with the family.

Bowes Manor is ideally located for commuters with the A1(M) close by, a local bus route connecting Gateshead and Newcastle, and the main East Coast train line at Newcastle Central Station linking routes further afield. Burnopfield is also well served by a good mix of local primary and secondary schools, many of which are highly rated by OFSTED.



Close to Hobson Golf Club and Burnopfield Cricket Club



Just 9 miles from the centre of Newcastle and 13 miles from Durham



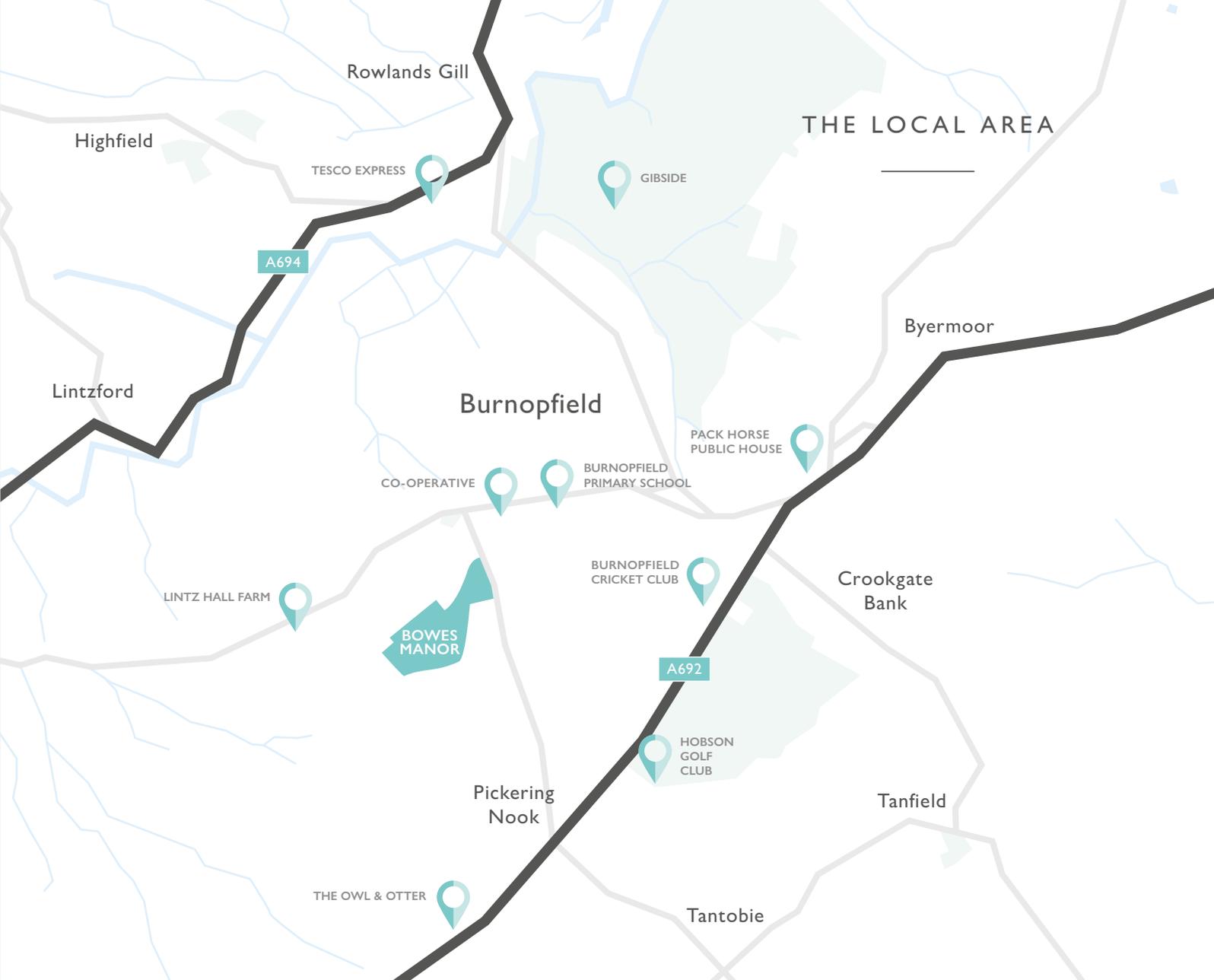
Great transport links and close to the A1(M) with easy access to Newcastle, Gateshead and Durham



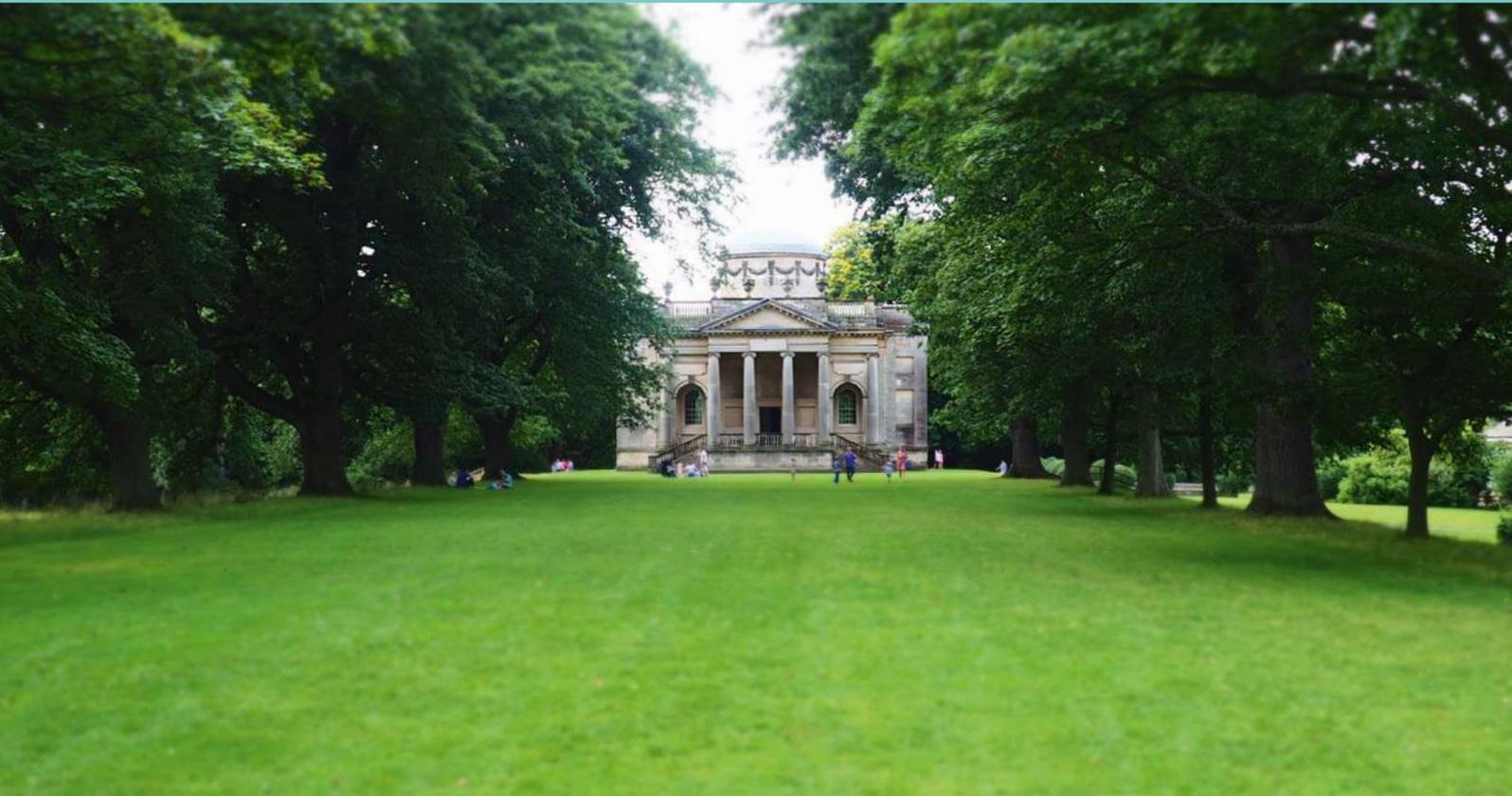
Good local amenities and just over 5 miles from Metrocentre



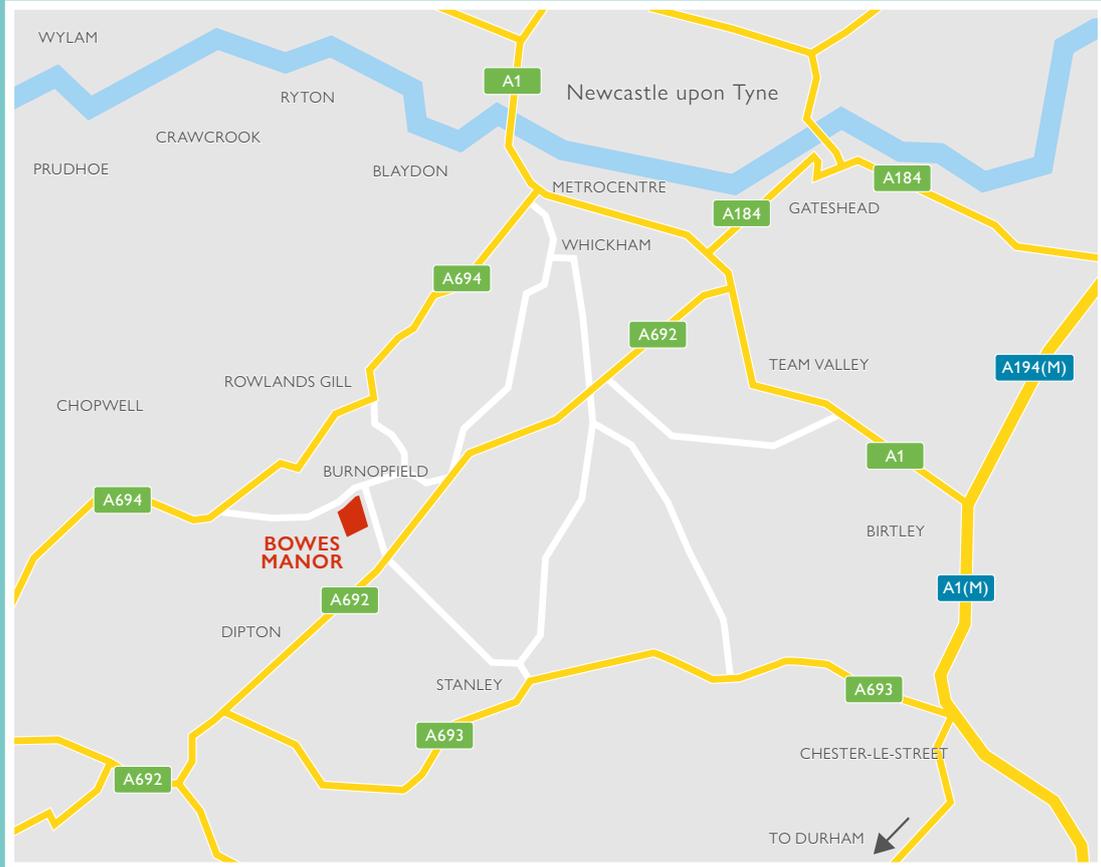
Excellent primary and secondary schools



ING BUT ONLY 20 MINUTES FROM THE HUSTLE AND BUSTLE OF THE CITY



AREA LOCATION



BOWES MANOR, SYKE ROAD, BURNOPFIELD, COUNTY DURHAM NE16 6AU



**ROBERTSON
HOMES**

REGIONAL OFFICE
LEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD,
GATESHEAD NE8 3AE

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DEVELOPMENT



Bowes Manor
BURNOPFIELD



ROBERTSON
HOMES



A superb development – WITH A SELECTION OF 48 HOMES DESIGNED TO COMPLIMENT TODAY'S MODERN LIVING



Bowes Manor
Development Layout

Proposed Future
Development

- | | | | |
|---|---|---|--|
|  | Adair Bungalow 2 bedroom home PLOTS 25, 26, 27, 28, 29 & 30 |  | Leonardo Garden Room 4 bedroom home PLOTS 8, 24 & 48 |
|  | Alexander 3 bedroom home PLOTS 32, 33, 36, 37, 42, 43 & 44 |  | Lawrie Garden Room 5 bedroom home PLOTS 1, 4, 9, 20 & 22 |
|  | Clemente Garden Room 4 bedroom home PLOTS 16, 31, 34, 35, 38, 41 & 45 |  | Linton Garden Room 5 bedroom home PLOTS 2 & 5 |
|  | Everett Garden Room 4 bedroom home PLOTS 12, 13, 17 & 39 |  | Mackintosh Garden Room 5 bedroom home PLOTS 6, 14, 15, 18, 19, 23, 46 & 47 |
|  | Hutton Garden Room 4 bedroom home PLOTS 3, 7, 10, 11, 21 & 40 | | |

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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SPECIFICATION



Bowes Manor BURNOPFIELD



ROBERTSON
HOMES

Our attention to detail extends to every finish, fitting and appliance

Robertson Homes have been building fine family homes for over fifty years, and over that half century we've gained a wealth of experience.

Today we continue to insist on old-fashioned quality and craftsmanship while designing and building thoroughly modern homes. That care and attention to detail extends to the exceptional specification that comes as standard with your new Robertson home. We offer a huge choice of finishes so you can create a unique space that reflects your taste and personality. Our suppliers include some of the world's most desirable and trusted brands.



Homes WITHOUT COMPROMISE



AEG and Zanussi
appliances



Laufen Sanitaryware, Hansgrohe
Taps, Hammonds Wardrobe



Stylish fitted kitchens by
Symphony



Designer tiles from
Porcelanosa



Personalise your home
with a range of colours
and finishes

HOME SPECIFICATION

| | | ADAIR | ALEXANDER ET | CLEMENTE GARDEN ROOM | EVERETT GARDEN ROOM | HUTTON GARDEN ROOM | LAWRIE GARDEN ROOM | LEONARDO GARDEN ROOM | LINTON GARDEN ROOM | MACKINTOSH GARDEN ROOM | |
|------------|---|---|--------------|----------------------|---------------------|--------------------|--------------------|----------------------|--------------------|------------------------|---|
| KITCHEN | Units | By Symphony Kitchens in a range of colours* | • | • | • | • | • | • | • | • | |
| | Worktops | 22mm laminate in a range of colours * | • | • | • | • | • | • | • | • | |
| | | Upstand to match main worktop (95mm) | • | • | • | • | • | • | • | • | |
| | Sink & tap | Stainless steel 1½ bowl sink with drainer with chrome mixer tap | • | • | • | • | • | • | • | • | |
| | Appliances | Induction hob - 600mm wide 4 zone by AEG with extractor by AEG | • | • | • | • | | | | | |
| | | Induction hob - 800mm wide 5 zone by AEG with extractor by AEG | | | | | | • | • | • | • |
| | | Stainless steel single oven by AEG | • | • | | | | | | | |
| | | Stainless Steel single oven by AEG and stainless steel microwave in tall unit by AEG | | | • | • | • | • | • | • | • |
| | | Fully integrated dishwasher by ZANUSSI | | | • | • | • | • | • | • | • |
| | | Fully integrated fridge/freezer by ZANUSSI | • | • | • | • | • | • | • | • | • |
| Electrics | All switchplates and sockets to kitchens to be brushed chrome | • | • | • | • | • | • | • | • | • | |
| | Brushed chrome multi-point switch system to kitchen for fridge/freezer/dishwasher/hob** | • | • | • | • | • | • | • | • | • | |
| | Under unit lighting | • | • | • | • | • | • | • | • | • | |
| | Low voltage chrome downlighters | • | • | • | • | • | • | • | • | • | |
| UTILITY | Units | By Symphony kitchens in a range of colours* | | | • | • | • | • | • | • | |
| | Worktops | 22mm laminate in a range of colours* | | | • | • | • | • | • | • | |
| | | Upstand to match main worktop (95mm) | | | • | • | • | • | • | • | |
| | Sink & tap | Stainless steel single bowl sink with drainer and chrome mixer tap | | | | • | • | • | • | • | |
| Electrics | Low voltage chrome downlighters | | | • | • | • | • | • | • | | |
| BATHROOM | Basin & tap | LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, push-open waste | • | • | • | • | • | • | • | • | |
| | WC | LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate | • | • | • | • | • | • | • | • | |
| | Bath | CARRON QUANTUM DUO acrylic bath (1700 x 750mm) with side panel | • | • | • | • | • | • | • | • | |
| | Shower | HANSGROHE Ecostat 1001CL thermostatic bath shower mixer & Croma Select Handshower | • | • | • | • | • | • | • | • | |
| | Tiles | Porcelanosa half height tiling to sanitaryware in a range of colours with flat edge brushed chrome tile trim* | • | • | • | • | • | • | • | • | |
| | Electrics | IP65 rated waterproof low voltage chrome downlighters | • | • | • | • | • | • | • | • | |
| | Heated towel rail | • | • | • | • | • | • | • | • | | |
| EN-SUITE 1 | Basin & tap | LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, push-open waste | | • | • | • | • | • | • | • | |
| | Vanity unit | LAUFEN under basin vanity unit in a choice of colours* | | • | • | • | • | • | • | • | |
| | WC | LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate | | • | • | • | • | • | • | • | |
| | Shower | Thermostatic shower HANSGROHE Crometta S240 Showerpipe | | • | • | • | • | • | • | • | |
| | Tiles | Porcelanosa half height tiling to sanitaryware in a range of colours with flat edge brushed chrome tile trim* | | • | • | • | • | • | • | • | |
| | Electrics | IP65 rated waterproof low voltage chrome downlighters | | • | • | • | • | • | • | • | |
| | Heated towel rail | | • | • | • | • | • | • | • | | |
| EN-SUITE 2 | Basin & tap | LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, chrome bottle trap | | | | • | • | • | • | • | |
| | WC | LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate | | | | • | • | • | • | • | |
| | Shower | Thermostatic shower (HANSGROHE Ecostat 1001 CL with HANSGROHE Croma Select S110) | | | | • | • | • | • | • | |
| | Tiles | Porcelanosa half height tiling to sanitaryware in a range of colours with flat edge brushed chrome tile trim* | | | | • | • | • | • | • | |
| | Electrics | IP65 rated waterproof low voltage chrome downlighters | | | | • | • | • | • | • | |

HOME SPECIFICATION

| | | ADAIR | ALEXANDER ET | CLEMENTE GARDEN ROOM | EVERETT GARDEN ROOM | HUTTON GARDEN ROOM | LAWRIE GARDEN ROOM | LEONARDO GARDEN ROOM | LINTON GARDEN ROOM | MACKINTOSH GARDEN ROOM |
|--|------------------------------------|--|--------------|----------------------|---------------------|--------------------|--------------------|----------------------|--------------------|------------------------|
| CLOAKROOM | Basin & tap | LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, chrome bottle trap | • | • | • | • | • | • | • | • |
| | WC | LAUFEN PRO close coupled WC with white slimline soft close seat | • | • | • | • | • | • | • | • |
| | Tiles | Porcelanosa half height wall tiling to W.H.B. wall in a range of colours* | • | • | • | • | • | • | • | • |
| | Electrics | Low voltage chrome downlighters | • | • | • | • | • | • | • | • |
| ELECTRICS & HEATING** | Radiators (all fittings are white) | Myson radiators fitted with end panels and grills, include thermostatic radiator valves except room with thermostat which is fitted with Lockshield Valves | • | • | • | • | • | • | • | • |
| | Connectivity | TV point in the garden room | | | • | • | • | • | • | • |
| | | TV point in the master bedroom | • | • | • | • | • | • | • | • |
| | | TV point in the dining/family room | • | • | • | • | • | • | • | • |
| | | Media plate with 2 double sockets, TV and BT points and min 2 no. double sockets to lounge† | • | • | • | • | • | • | • | • |
| | Safety | Mains operated smoke detectors with battery backup† | • | • | • | • | • | • | • | • |
| | | Mains operated carbon monoxide detector adjacent to boiler installation | • | • | • | • | • | • | • | • |
| | | Mains operated heat detector with battery backup to kitchen | • | • | • | • | • | • | • | • |
| | | Alarm system | • | • | • | • | • | • | • | • |
| | Lighting | PIR feature light at front door | • | • | • | • | • | • | • | • |
| PIR light to rear | | • | • | • | • | • | • | • | • | |
| Bulkhead light fitting at rear door | | | | | | | • | • | • | |
| INTERNAL FEATURES | Front door | 5 point locking system compliant with SECURED BY DESIGN | • | • | • | • | • | • | • | • |
| | | One door chain - polished chrome | • | • | • | • | • | • | • | • |
| | | Polished chrome letter plate and internal draught flap | • | • | • | • | • | • | • | • |
| | | Door number plaque | • | • | • | • | • | • | • | • |
| | Windows | U.P.V.C. windows to be grey outside (RAL 7016) to all elevations with white inside. | • | • | • | • | • | • | • | • |
| | Internal doors | Chrome ironmongery to doors | • | • | • | • | • | • | • | • |
| | | Internal doors by Premdoor with vertical and horizontal grooves. Smooth finish and painted light grey (CPLE275) | • | • | • | • | • | • | • | • |
| | Master bedroom | Fitted wardrobe by Hammonds | • | • | • | • | • | | | |
| | | Walk-in-wardrobe - internal fittings by Hammonds | | | | | | • | • | • |
| | Skirtings and Facings, Stairs | Stairs - close tread and risers in MDF (newels - white in colour, handrails - oak) | | • | • | • | • | • | • | • |
| | | Skirtings - 145x18 MDF (where applicable) | • | • | • | • | • | • | • | • |
| | Decoration | Crown Emulsion finish to walls - white matt | • | • | • | • | • | • | • | • |
| | | Crown Emulsion finish to ceilings - white matt | • | • | • | • | • | • | • | • |
| | | Crown Eggshell finish to woodwork and internal door leaves - light grey (CPLE275) | • | • | • | • | • | • | • | • |
| Crown Eggshell finish to window cill - white | | • | • | • | • | • | • | • | • | |
| EXTERNAL FEATURES | Balconies | Glazed Juliette balcony | | | • | • | • | • | • | |
| | Paving | Permeable block pavior finish to driveway and shared drives^ | • | • | • | • | • | • | • | |
| | | Paving/patio to side/rear of house^ | • | • | • | • | • | • | • | |
| | Garden | Turfed front garden | • | • | • | • | • | • | • | |
| | | Rotivated rear garden | • | • | • | • | • | • | • | |
| | | 1800mm close boarded fence from front building line and linking gables^ | • | • | • | • | • | • | • | |
| | External tap† | • | • | • | • | • | • | • | | |



More SPACE, More LIGHT, More COMFORT.



Our homes come with superior specification included as standard, but we know you may want to make some changes to make your home special to you, that's why we've developed a wide range of finishing touches for you to choose from.



Raising Standards. Protecting Homeowners



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ADAIR BUNGALOW 2 BEDROOM HOME



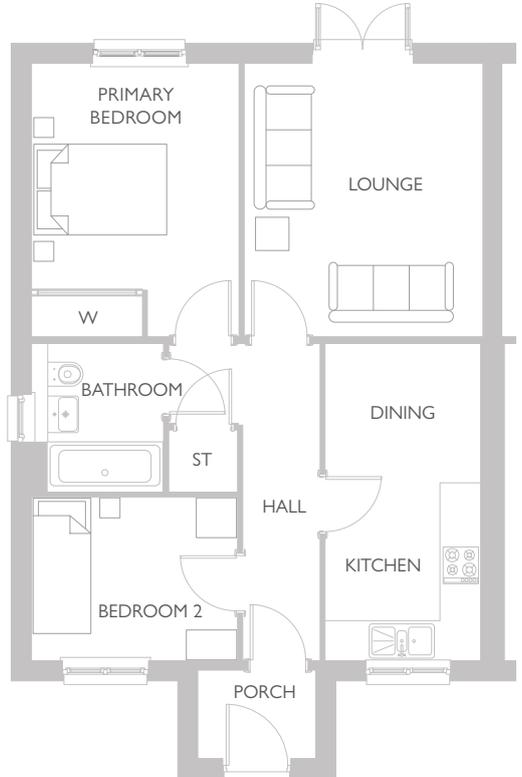
Bowes Manor BURNOPFIELD



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ADAIR BUNGALOW 2 BEDROOM HOME



GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-----------------|-------------|-----------------|
| PORCH | 1728 x 1297 | 5' 8" x 4' 3" |
| KITCHEN/DINING | 4724 x 2287 | 15' 6" x 7' 6" |
| LIVING ROOM | 4075 x 3528 | 13' 4" x 11' 7" |
| PRIMARY BEDROOM | 4075 x 3063 | 13' 4" x 10' 1" |
| BEDROOM 2 | 3041 x 2429 | 10' 0" x 8' 0" |
| BATHROOM | 2184 x 1940 | 7' 2" x 6' 4" |

Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

ALEXANDER 3 BEDROOM HOME



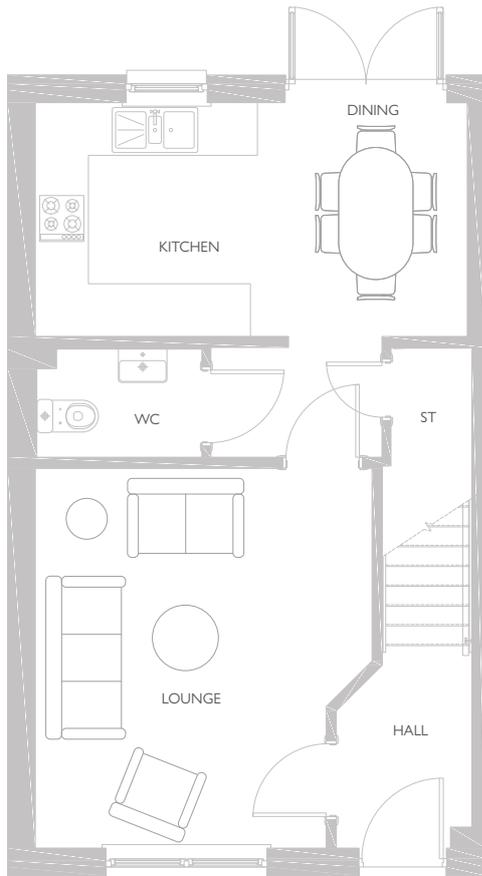
Bowes Manor

BURNOPFIELD



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ALEXANDER 3 BEDROOM HOME

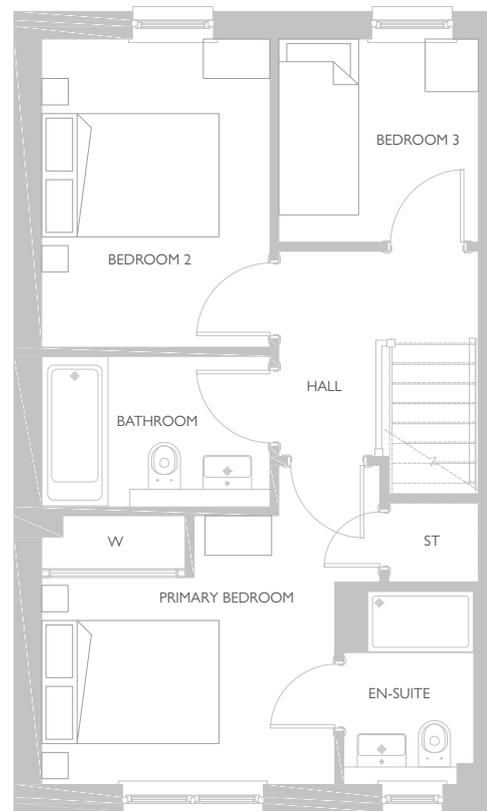


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|---------|-------------|-----------------|
| LOUNGE | 4320 x 3801 | 14' 2" x 12' 6" |
| KITCHEN | 2659 x 2425 | 8' 9" x 7' 11" |
| DINING | 2659 x 2450 | 8' 9" x 8' 0" |
| WC | 1862 x 1229 | 6' 1" x 4' 0" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|-----------------|--------------|-------------------|
| PRIMARY BEDROOM | 3815 x 3627* | 12' 6" x 11' 11"* |
| EN-SUITE | 2195 x 1465 | 7' 2" x 4' 10" |
| BEDROOM 2 | 3507 x 2575 | 11' 6" x 8' 5" |
| BEDROOM 3 | 2312 x 2250 | 7' 7" x 7' 5" |
| BATHROOM | 2575 x 1712 | 8' 5" x 5' 7" |



*Max

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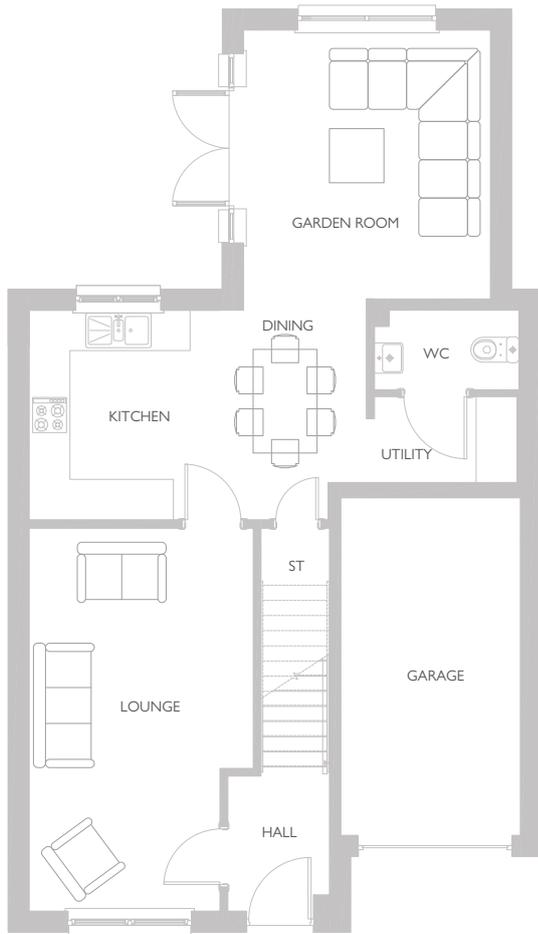
Bowes Manor
BURNOPFIELD



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HOMES



CLEMENTE GARDEN ROOM 4 BEDROOM HOME

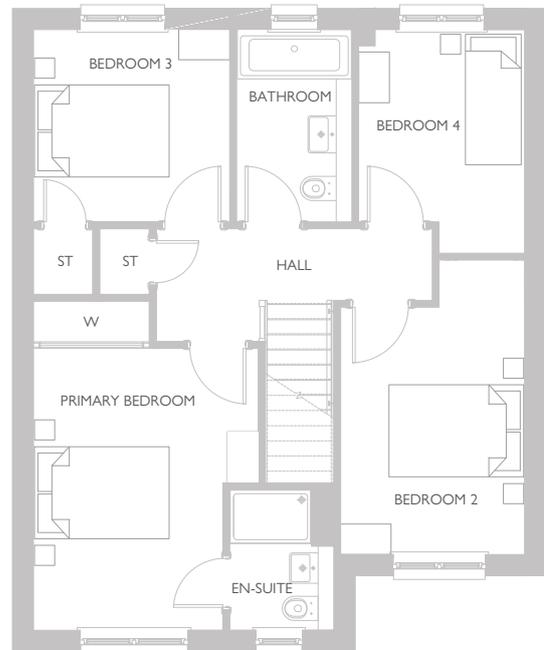


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|----------------|-------------|------------------|
| LOUNGE | 5687 x 3302 | 18' 8" x 10' 10" |
| KITCHEN/DINING | 5070 x 3113 | 16' 7" x 10' 3" |
| GARDEN ROOM | 3996 x 3639 | 13' 1" x 11' 11" |
| UTILITY | 2117 x 1278 | 6' 11" x 4' 2" |
| WC | 2132 x 1181 | 7' 0" x 3' 10" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|-----------------|-------------|------------------|
| PRIMARY BEDROOM | 4891 x 3316 | 16' 1" x 10' 11" |
| EN-SUITE | 2084 x 1533 | 6' 10" x 5' 0" |
| BEDROOM 2 | 4377 x 2712 | 14' 4" x 8' 11" |
| BEDROOM 3 | 2892 x 2859 | 9' 6" x 9' 5" |
| BEDROOM 4 | 3324 x 2445 | 10' 11" x 8' 0" |
| BATHROOM | 2858 x 1700 | 9' 5" x 5' 7" |



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EVERETT GARDEN ROOM 4 BEDROOM HOME



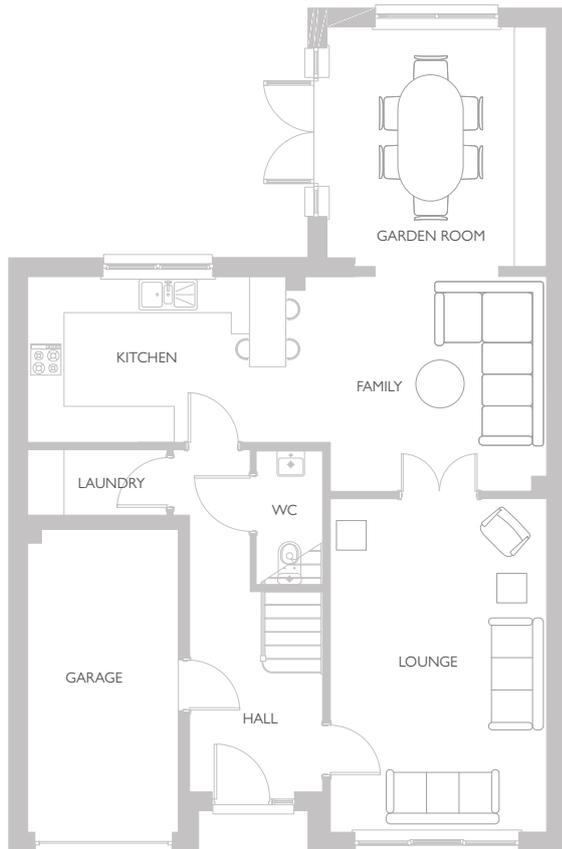
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EVERETT GARDEN ROOM 4 BEDROOM HOME

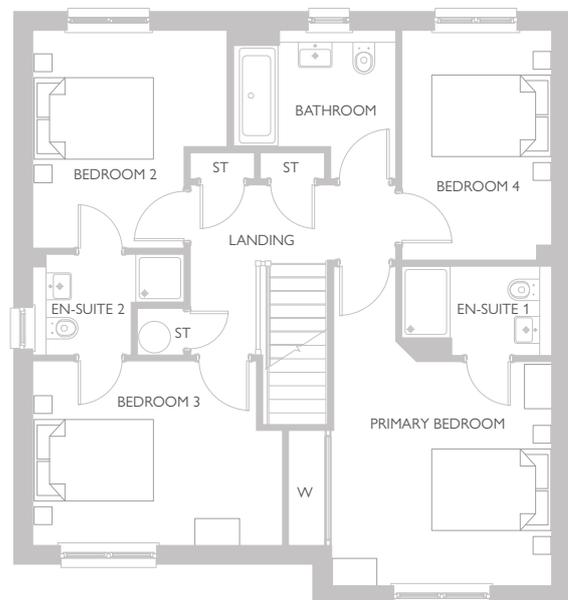


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-------------|-------------|------------------|
| LOUNGE | 5561 x 3583 | 18' 3" x 11' 9" |
| KITCHEN | 4270 x 2762 | 14' 0" x 9' 1" |
| FAMILY | 4319 x 3578 | 14' 2" x 11' 9" |
| GARDEN ROOM | 3996 x 3641 | 13' 1" x 11' 11" |
| LAUNDRY | 2304 x 1089 | 7' 7" x 3' 7" |
| WC | 2244 x 1100 | 7' 4" x 3' 7" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|-----------------|-------------|------------------|
| PRIMARY BEDROOM | 5332 x 4354 | 17' 6" x 14' 3" |
| EN-SUITE 1 | 2482 x 1494 | 8' 2" x 4' 11" |
| BEDROOM 2 | 3634 x 3219 | 11' 11" x 10' 7" |
| EN-SUITE 2 | 2506 x 1679 | 8' 3" x 5' 6" |
| BEDROOM 3 | 4134 x 3074 | 13' 7" x 10' 1" |
| BEDROOM 4 | 3831 x 2482 | 12' 7" x 8' 2" |
| BATHROOM | 2686 x 2479 | 8' 10" x 8' 2" |



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HUTTON GARDEN ROOM 4 BEDROOM HOME



Bowes Manor

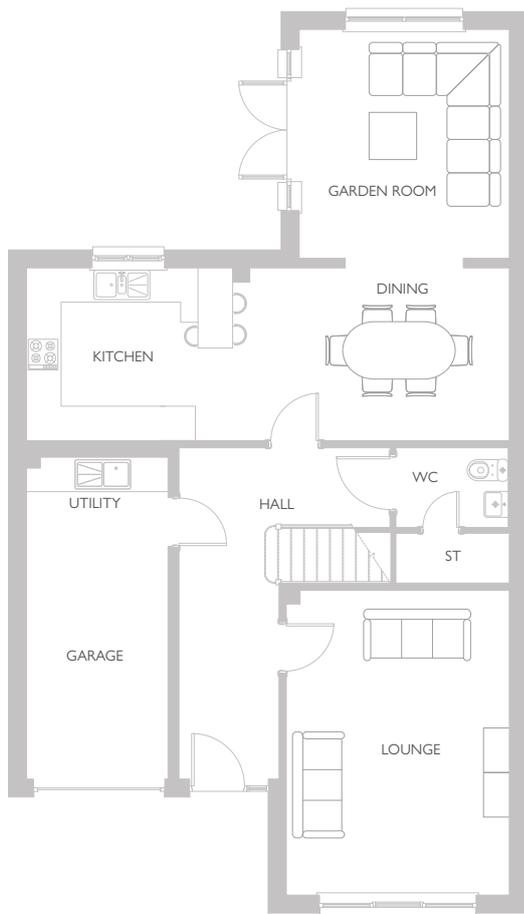
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HUTTON GARDEN ROOM 4 BEDROOM HOME

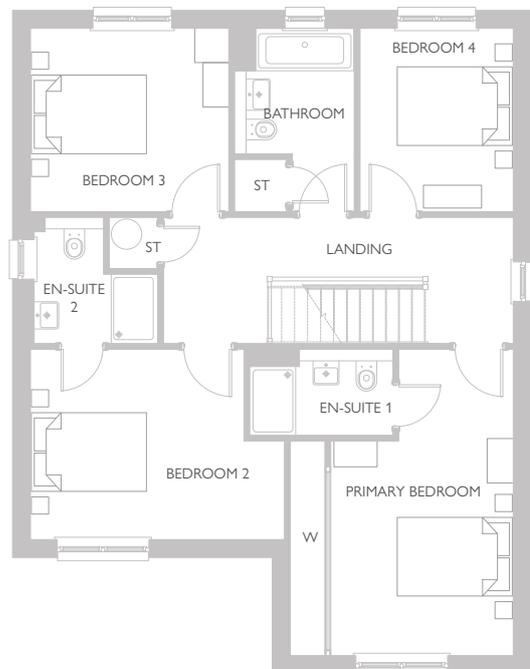


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-------------|-------------|------------------|
| LOUNGE | 5322 x 3864 | 17' 6" x 12' 8" |
| KITCHEN | 3570 x 3016 | 11' 9" x 9' 11" |
| DINING | 4794 x 3016 | 15' 9" x 9' 11" |
| GARDEN ROOM | 3996 x 3641 | 13' 1" x 11' 11" |
| WC | 1965 x 1391 | 6' 5" x 4' 7" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|-----------------|-------------|------------------|
| PRIMARY BEDROOM | 5346 x 3864 | 17' 6" x 12' 8" |
| EN-SUITE 1 | 2480 x 1500 | 8' 2" x 4' 11" |
| BEDROOM 2 | 4399 x 3321 | 14' 5" x 10' 11" |
| EN-SUITE 2 | 2202 x 2139 | 7' 3" x 7' 0" |
| BEDROOM 3 | 3434 x 3201 | 11' 3" x 10' 6" |
| BEDROOM 4 | 3201 x 2654 | 10' 6" x 8' 8" |
| BATHROOM | 3201 x 2074 | 10' 6" x 6' 10" |



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

LAWRIE GARDEN ROOM 5 BEDROOM HOME



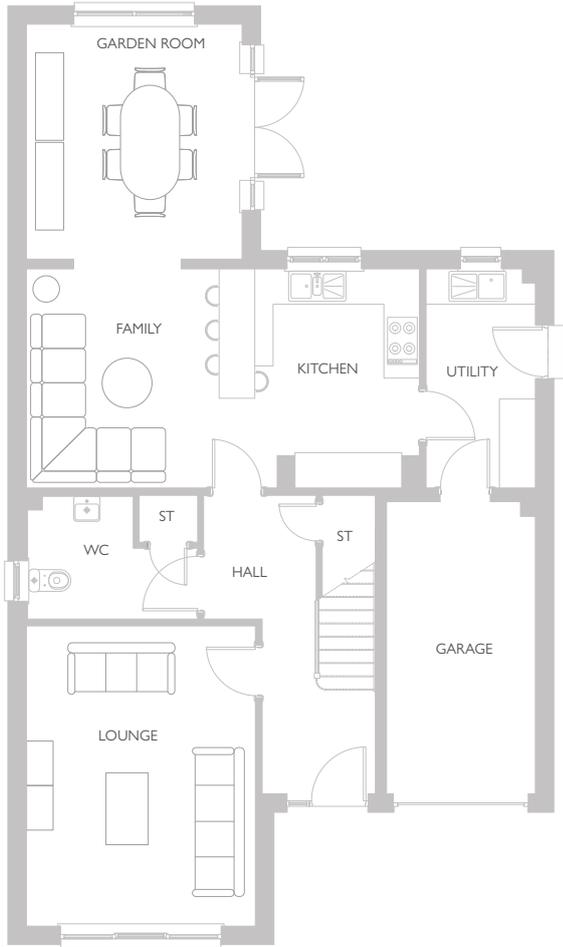
Bowes Manor

BURNOPFIELD



ROBERTSON
HOMES

LAWRIE GARDEN ROOM 5 BEDROOM HOME

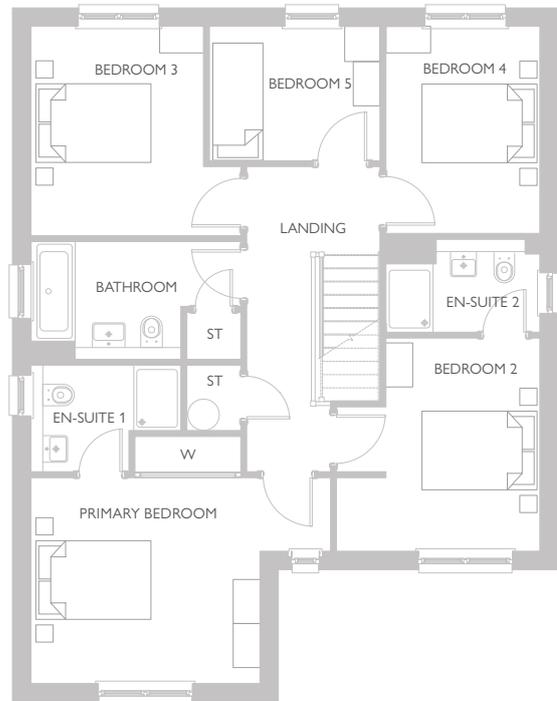


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-------------|-------------|------------------|
| LOUNGE | 5107 x 3864 | 16' 9" x 12' 8" |
| KITCHEN | 3725 x 3285 | 12' 3" x 10' 9" |
| FAMILY | 3725 x 3348 | 12' 3" x 11' 0" |
| GARDEN ROOM | 3996 x 3639 | 13' 1" x 11' 11" |
| UTILITY | 3725 x 1845 | 12' 3" x 6' 1" |
| WC | 2843 x 2087 | 9' 4" x 6' 10" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|-----------------|-------------|------------------|
| PRIMARY BEDROOM | 3864 x 3501 | 12' 8" x 11' 6" |
| EN-SUITE 1 | 2530 x 1811 | 8' 4" x 5' 11" |
| BEDROOM 2 | 3632 x 3432 | 11' 11" x 11' 3" |
| EN-SUITE 2 | 2597 x 1729 | 8' 6" x 5' 8" |
| BEDROOM 3 | 3561 x 3541 | 11' 8" x 11' 7" |
| BEDROOM 4 | 3521 x 2596 | 11' 7" x 8' 6" |
| BEDROOM 5 | 2878 x 2286 | 9' 5" x 7' 6" |
| BATHROOM | 3541 x 2001 | 11' 7" x 6' 7" |



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LEONARDO GARDEN ROOM 4 BEDROOM HOME



Bowes Manor

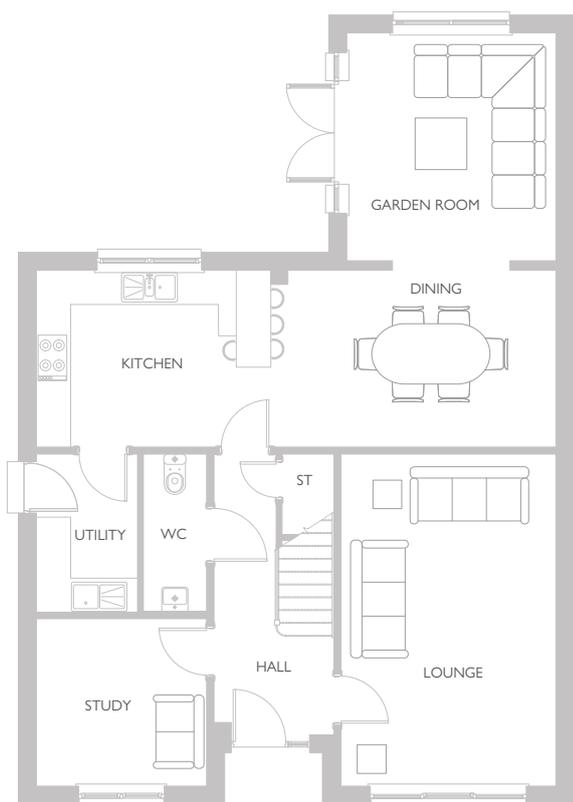
BURNOPFIELD



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LEONARDO GARDEN ROOM 4 BEDROOM HOME

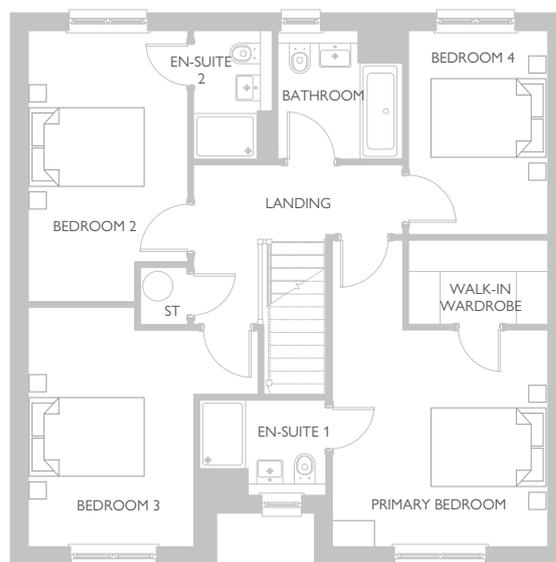


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-------------|-------------|------------------|
| LOUNGE | 5824 x 3739 | 19' 1" x 12' 3" |
| KITCHEN | 4080 x 3100 | 13' 5" x 10' 2" |
| DINING | 4959 x 3100 | 16' 3" x 10' 2" |
| GARDEN ROOM | 3996 x 3639 | 13' 1" x 11' 11" |
| STUDY | 2964 x 2940 | 9' 9" x 9' 8" |
| UTILITY | 2773 x 1763 | 9' 1" x 5' 9" |
| WC | 2755 x 1100 | 9' 0" x 3' 7" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|------------------|-------------|-----------------|
| PRIMARY BEDROOM | 5374 x 3749 | 17' 8" x 12' 4" |
| EN-SUITE 1 | 2198 x 1674 | 7' 3" x 5' 6" |
| WALK-IN WARDROBE | 2424 x 1474 | 7' 11" x 4' 10" |
| BEDROOM 2 | 4752 x 2774 | 15' 7" x 9' 1" |
| EN-SUITE 2 | 2255 x 1364 | 7' 5" x 4' 6" |
| BEDROOM 3 | 4197 x 2876 | 13' 9" x 9' 5" |
| BEDROOM 4 | 3574 x 2424 | 11' 9" x 7' 11" |
| BATHROOM | 2255 x 2174 | 7' 5" x 7' 2" |



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LINTON GARDEN ROOM 5 BEDROOM HOME



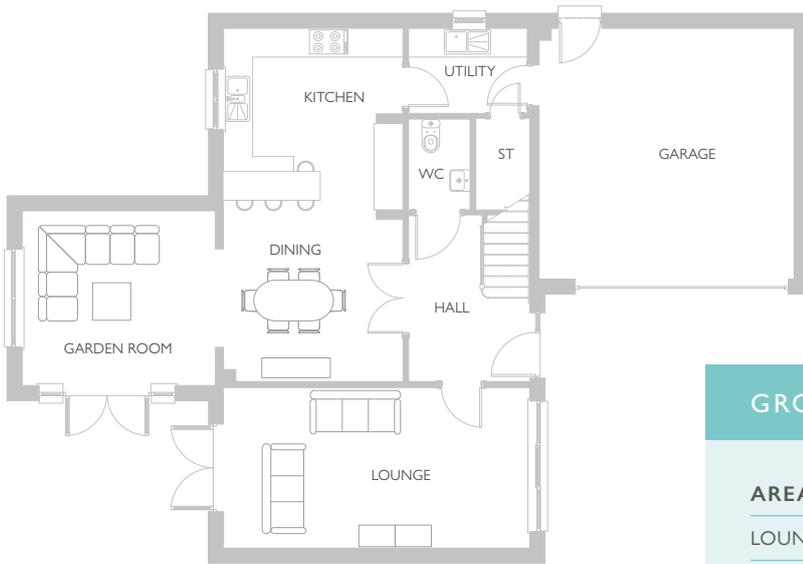
Bowes Manor
BURNOPFIELD



ROBERTSON
HOMES



LINTON GARDEN ROOM 5 BEDROOM HOME

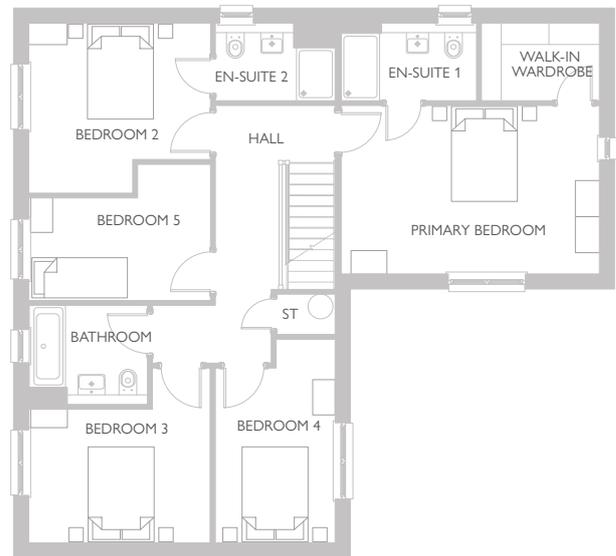


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-------------|-------------|------------------|
| LOUNGE | 6333 x 3344 | 20' 9" x 11' 0" |
| KITCHEN | 3710 x 3583 | 12' 2" x 11' 9" |
| DINING | 3776 x 3710 | 12' 5" x 12' 2" |
| GARDEN ROOM | 3996 x 3639 | 13' 1" x 11' 11" |
| UTILITY | 2457 x 1772 | 8' 1" x 5' 10" |
| WC | 1894 x 1270 | 6' 3" x 4' 2" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|------------------|-------------|------------------|
| PRIMARY BEDROOM | 5339 x 3508 | 17' 6" x 11' 6" |
| EN-SUITE 1 | 2792 x 1616 | 9' 2" x 5' 4" |
| WALK-IN WARDROBE | 2439 x 1616 | 8' 0" x 5' 4" |
| BEDROOM 2 | 3757 x 3542 | 12' 4" x 11' 7" |
| EN-SUITE 2 | 2475 x 1616 | 8' 1" x 5' 4" |
| BEDROOM 3 | 3749 x 3642 | 12' 4" x 11' 11" |
| BEDROOM 4 | 4242 x 2483 | 13' 11" x 8' 2" |
| BEDROOM 5 | 3757 x 2836 | 12' 4" x 9' 4" |
| BATHROOM | 2454 x 2064 | 8' 1" x 6' 9" |



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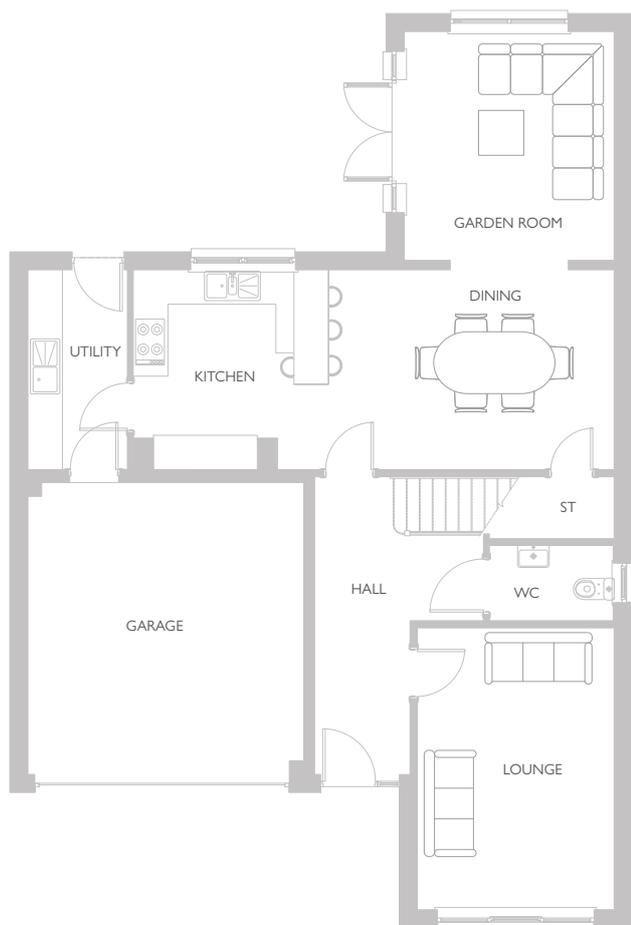
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MACKINTOSH GARDEN ROOM 5 BEDROOM HOME

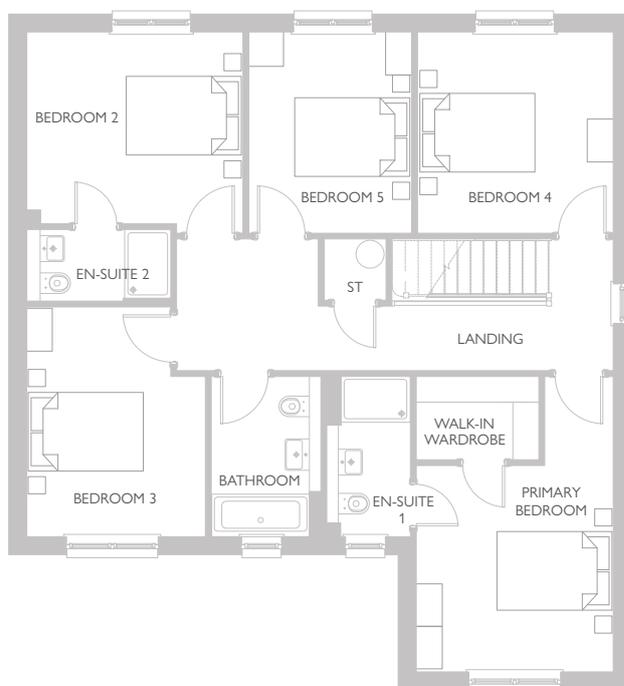


GROUND FLOOR

| AREA | METRIC | IMPERIAL |
|-------------|-------------|------------------|
| LOUNGE | 4924 x 3414 | 16' 2" x 11' 2" |
| KITCHEN | 3490 x 3385 | 11' 5" x 11' 1" |
| DINING | 4951 x 3490 | 16' 3" x 11' 5" |
| GARDEN ROOM | 3996 x 3639 | 13' 1" x 11' 11" |
| UTILITY | 3490 x 1727 | 11' 5" x 5' 8" |
| WC | 2147 x 1313 | 7' 1" x 4' 4" |

FIRST FLOOR

| AREA | METRIC | IMPERIAL |
|------------------|--------------|-------------------|
| PRIMARY BEDROOM | 5161 x 3414* | 16' 11" x 11' 2"* |
| EN-SUITE 1 | 2798 x 1450 | 9' 2" x 4' 9" |
| WALK-IN WARDROBE | 2125 x 1455 | 7' 0" x 4' 9" |
| BEDROOM 2 | 3748 x 3349 | 12' 4" x 11' 0" |
| EN-SUITE 2 | 2495 x 1250 | 8' 2" x 4' 1" |
| BEDROOM 3 | 4013 x 3095 | 13' 2" x 10' 2" |
| BEDROOM 4 | 3514 x 3393 | 11' 6" x 11' 2" |
| BEDROOM 5 | 3514 x 2821 | 11' 6" x 9' 3" |
| BATHROOM | 2798 x 1902 | 9' 2" x 6' 3" |



*Max

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