

Discover the
difference



PEAR TREE FIELDS



Norton Road, Worcester, WR5 2PE



YOUR HOME

PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.







YOUR FUTURE

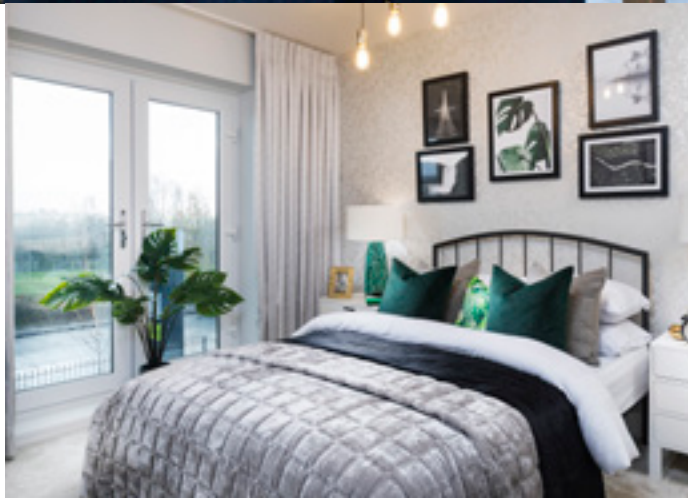
Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.

DEVELOPMENT LAYOUT



- The Garnet (1474)
4 bedroom home
- The Barlow (1379)
4 bedroom home
- The Hannington (1173)
3 bedroom home
- The Kea (936)
3 bedroom home
- The Webster (936)
3 bedroom home
- The Houghton (920)
3 bedroom home
- The Elwen (949)
3 bedroom home
- The Becket (1210)
4 bedroom home
- The Ambrose (1390)
4 bedroom home
- The Paris (1342)
4 bedroom home
- The Edwena (1036)
3 bedroom home
- The Meir (902)
3 bedroom home
- The Wilfred (790)
2 bedroom home
- Affordable Housing

BCP = Bin Collection Point

Important Notice
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 72249/August 2022



THE AMBROSE

- Kitchen/dining room with Bi-folding doors to the garden
- Separate utility room off the kitchen
- Downstairs cloakroom
- Separate living room with French doors to the garden
- Family room that may be used as a home office
- Master bedroom with built-in wardrobe, en-suite and French doors
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

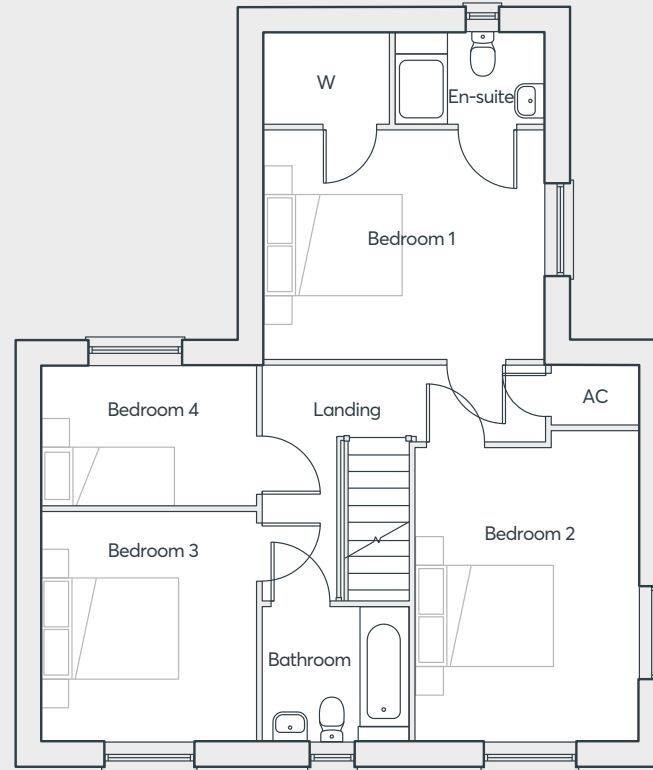
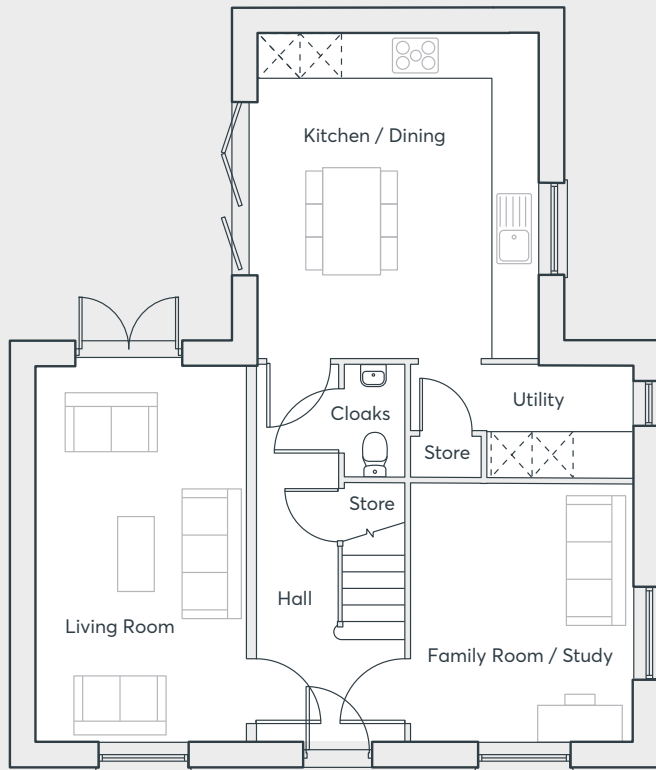
PEAR TREE FIELDS

WORCESTER

FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE AMBROSE



GROUND FLOOR

FIRST FLOOR

| | | |
|-------------------|---------------|---------------|
| Living Room | 5.36m x 3.00m | 17'7" x 9'10" |
| Kitchen/Dining | 4.64m x 4.01m | 15'3" x 13'2" |
| Family room/Study | 3.67m x 3.17m | 12'1" x 10'5" |
| Utility | 1.60m x 3.17m | 5'3" x 10'5" |
| WC | 1.60m x 0.85m | 5'3" x 2'10" |
| Bedroom 1 | 3.25m x 4.01m | 10'8" x 13'2" |
| En-Suite | 1.30m x 2.12m | 4'3" x 7'0" |
| Bedroom 2 | 4.42m x 3.17m | 14'6" x 10'5" |
| Bedroom 3 | 3.27m x 3.06m | 6'7" x 10'1" |
| Bedroom 4 | 2.00m x 3.06m | 6'7" x 10'1" |
| Bathroom | 1.93m x 2.07m | 6'4" x 6'10" |

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PEAR TREE FIELDS

WORCESTER

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE EDWENA

- Open plan kitchen/dining room/living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating Double glazing and high-performance insulation throughout
- 10 year New Home warranty

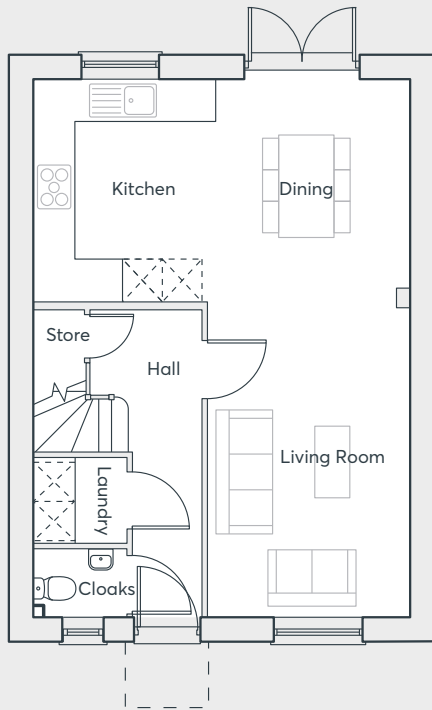
**THREE
BEDROOM
HOME**

PEAR TREE FIELDS

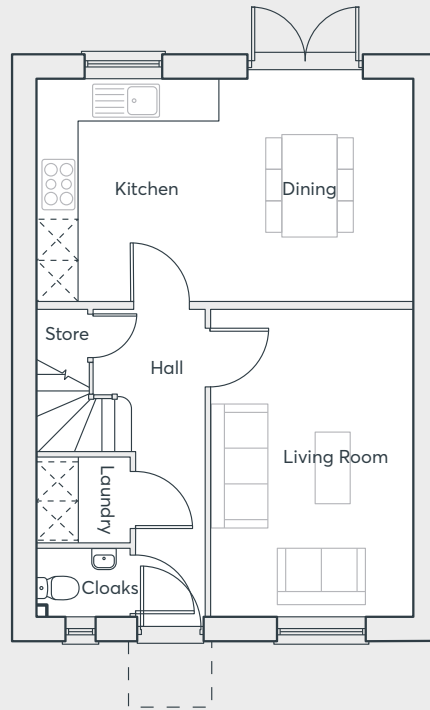
WORCESTER

 **ST. MODWEN
HOMES**

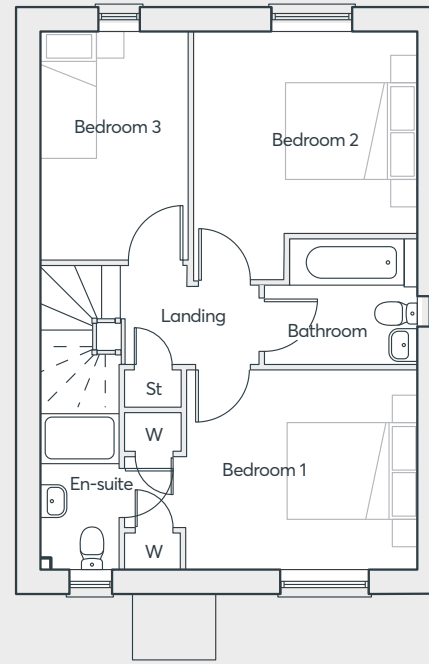
THE EDWENA



GROUND FLOOR



ALTERNATIVE OPTION



*Plots 122 and 126 only

FIRST FLOOR

| | | |
|----------------|---------------|-----------------|
| Living Room | 3.13m x 4.85m | 10'3" x 15'11" |
| Kitchen/Dining | 5.81m x 3.43m | 19'1" x 11'3" |
| Laundry | 1.45m x 1.30m | 4'9" x 4'3" |
| Cloakroom | 1.45m x 1.05m | 4'9" x 3'5" |
| Bedroom 1 | 4.52m x 2.42m | 14'10" x 10'11" |
| En-Suite | 2.44m x 1.20m | 8'0" x 3'11" |
| Bedroom 2 | 3.10m x 3.48m | 10'2" x 9'2" |
| Bedroom 3 | 3.50m x 2.28m | 11'6" x 7'6" |
| Bathroom | 2.37m x 1.94m | 7'9" x 6'4" |

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
HOME**

**ST. MODWEN
HOMES**



THE MEIR

- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

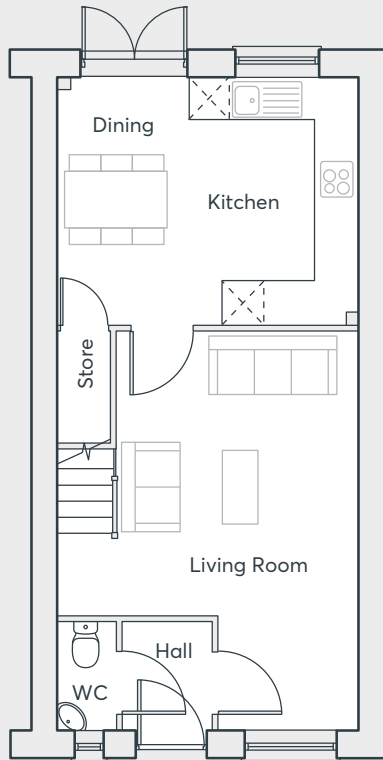
PEAR TREE FIELDS

WORCESTER

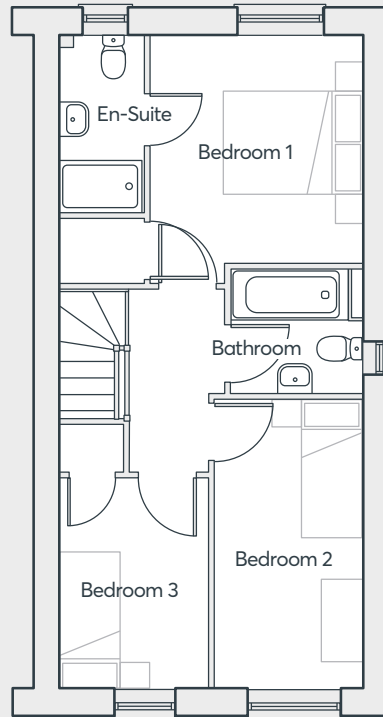
THREE
BEDROOM
HOME

 ST. MODWEN
HOMES

THE MEIR



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| Kitchen/Dining | 4.39m x 3.63m | 14'5" x 11'11" |
| Cloakroom | 0.89m x 1.63m | 2'10" x 5'4" |
| Bedroom 1 | 3.10m x 3.33m | 10'2" x 10'10" |
| Bedroom 2 | 2.13m x 4.22m | 7'0" x 13'10" |
| Bedroom 3 | 2.16m x 3.07m | 7'1" x 10'1" |
| Bathroom | 1.91m x 1.80m | 6'3" x 5'11" |
| En-suite | 1.22m x 2.59m | 4'0" x 8'6" |

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE PARIS V1

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

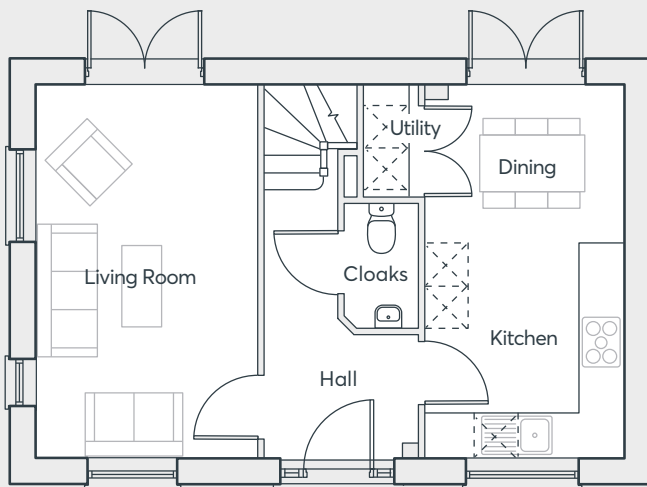
*Side windows are applicable on certain plots only

PEAR TREE FIELDS

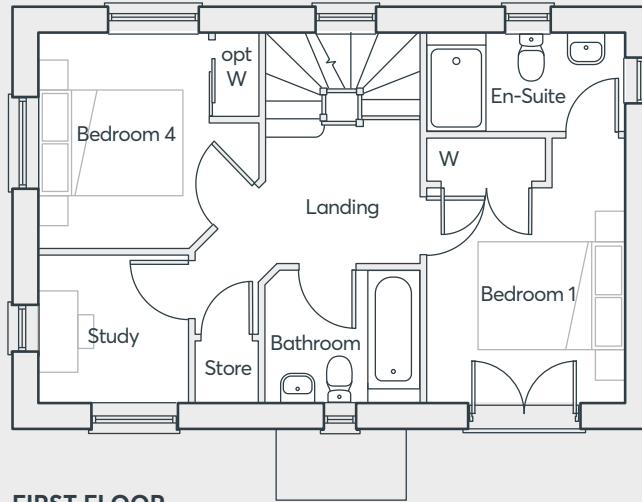
WORCESTER

FOUR
BEDROOM
HOME

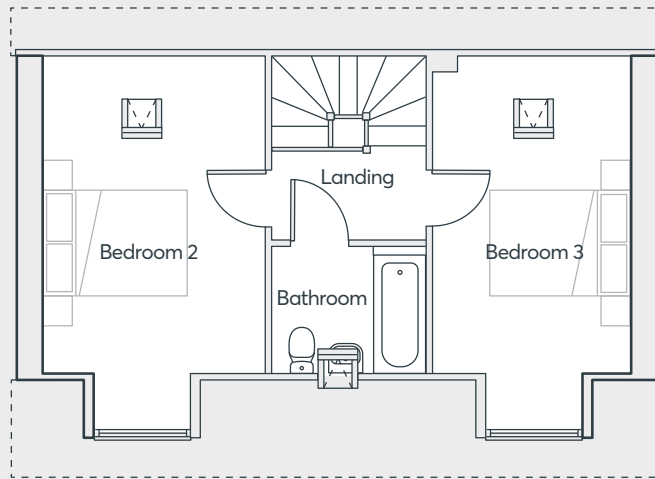
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS V1

| | | |
|-------------|---------------|----------------|
| Living Room | 5.25m x 3.07m | 17'3" x 10'1" |
| Dining Room | 2.15m x 2.77m | 7'1" x 9'1" |
| Kitchen | 3.10m x 2.77m | 10'2" x 9'1" |
| WC | 1.75m x 1.04m | 5'9" x 3'5" |
| Utility | 1.56m x 0.75m | 5'1" x 2'6" |
| Bedroom 1 | 3.74m x 2.83m | 12'3" x 9'3" |
| En-suite | 1.42m x 2.83m | 4'8" x 9'3" |
| Study | 2.11m x 2.14m | 6'11" x 7'0" |
| Bedroom 2 | 4.86m x 3.13m | 15'11" x 10'3" |
| Bedroom 3 | 4.86m x 2.83m | 15'11" x 9'3" |
| Bedroom 4 | 3.05m x 3.13m | 10'0" x 10'3" |
| Bathroom 1 | 1.90m x 2.16m | 6'3" x 7'1" |
| Bathroom 2 | 1.80m x 2.15m | 5'11" x 7'1" |

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PEAR TREE FIELDS

WORCESTER

FOUR
BEDROOM
HOME

 ST. MODWEN
HOMES



THE PARIS V2

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

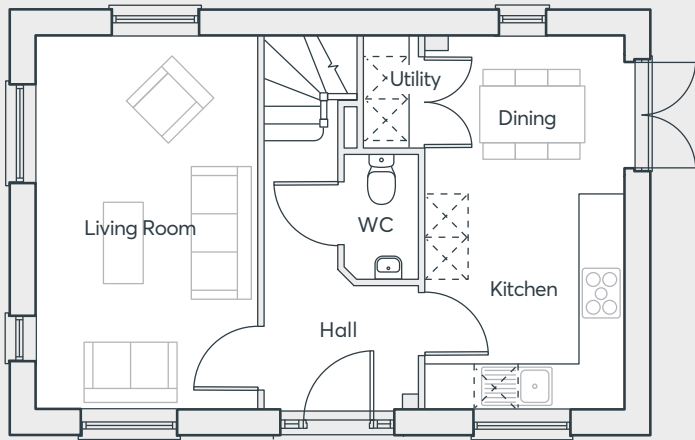
*Side windows are applicable on certain plots only

PEAR TREE FIELDS

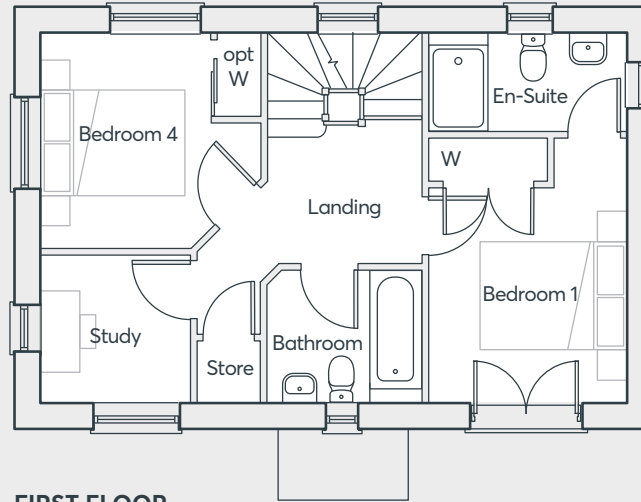
WORCESTER

FOUR
BEDROOM
HOME

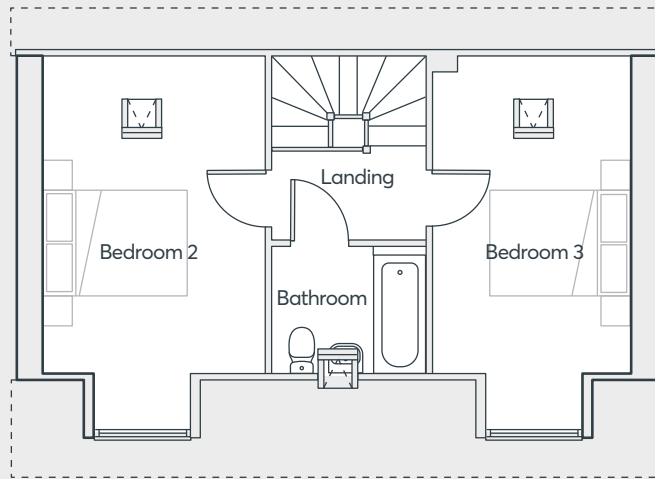
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS V2

| | | |
|-------------|---------------|----------------|
| Living Room | 5.25m x 3.07m | 17'3" x 10'1" |
| Dining Room | 2.15m x 2.77m | 7'1" x 9'1" |
| Kitchen | 3.10m x 2.77m | 10'2" x 9'1" |
| WC | 1.75m x 1.04m | 5'9" x 3'5" |
| Utility | 1.56m x 0.75m | 5'1" x 2'6" |
| Bedroom 1 | 3.74m x 2.83m | 12'3" x 9'3" |
| En-suite | 1.42m x 2.83m | 4'8" x 9'3" |
| Study | 2.11m x 2.14m | 6'11" x 7'0" |
| Bedroom 2 | 4.86m x 3.13m | 15'11" x 10'3" |
| Bedroom 3 | 4.86m x 2.83m | 15'11" x 9'3" |
| Bedroom 4 | 3.05m x 3.13m | 10'0" x 10'3" |
| Bathroom 1 | 1.90m x 2.16m | 6'3" x 7'1" |
| Bathroom 2 | 1.80m x 2.15m | 5'11" x 7'1" |

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PEAR TREE FIELDS

WORCESTER

FOUR
BEDROOM
HOME





THE BECKET

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

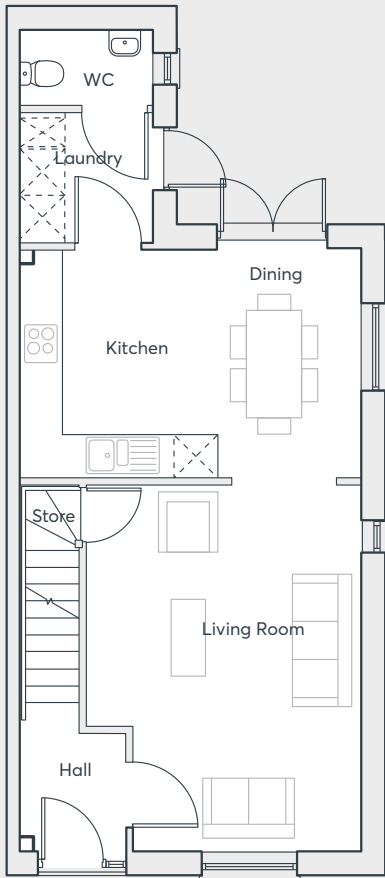
PEAR TREE FIELDS

WORCESTER

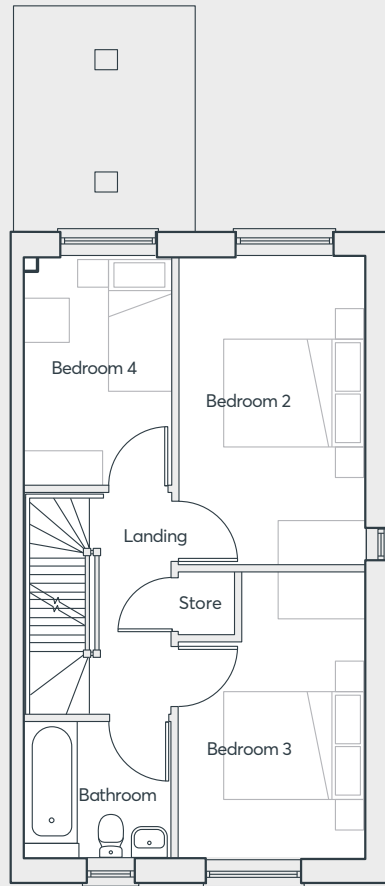
FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**

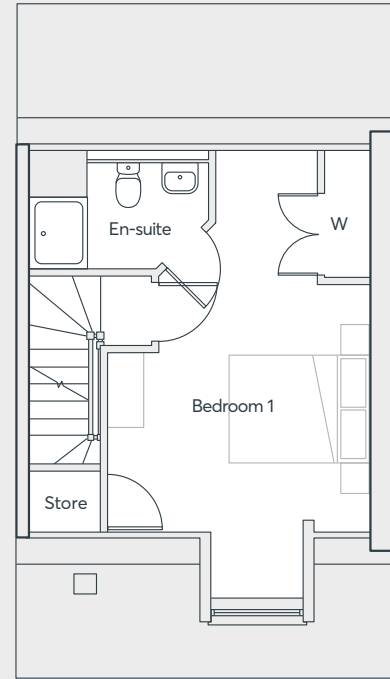
THE BECKET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | |
|-------------|---------------|---------------|
| Living Room | 5.09m x 3.82m | 16'8" x 12'6" |
| Kitchen | 3.22m x 2.77m | 10'7" x 9'1" |
| Dining | 3.22m x 1.99m | 10'7" x 6'6" |
| Laundry | 1.81m x 1.83m | 5'11" x 6'0" |
| WC | 1.05m x 1.83m | 3'5" x 6'0" |
| Bedroom 1 | 6.45m x 3.69m | 21'2" x 12'1" |
| Bedroom 2 | 4.31m x 2.65m | 14'2" x 8'8" |
| Bedroom 3 | 3.97m x 2.65m | 13'0" x 8'8" |
| Bedroom 4 | 3.22m x 2.02m | 10'7" x 6'8" |
| Bathroom | 1.91m x 2.02m | 6'3" x 6'8" |
| En-Suite | 1.69m x 2.50m | 5'7" x 8'3" |

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PEAR TREE FIELDS

WORCESTER

FOUR
BEDROOM
HOME

 ST. MODWEN
HOMES

THE THEA

- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

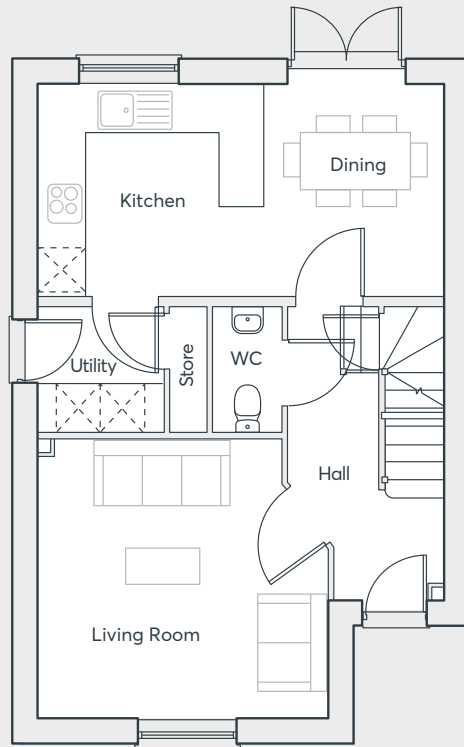
PEAR TREE FIELDS

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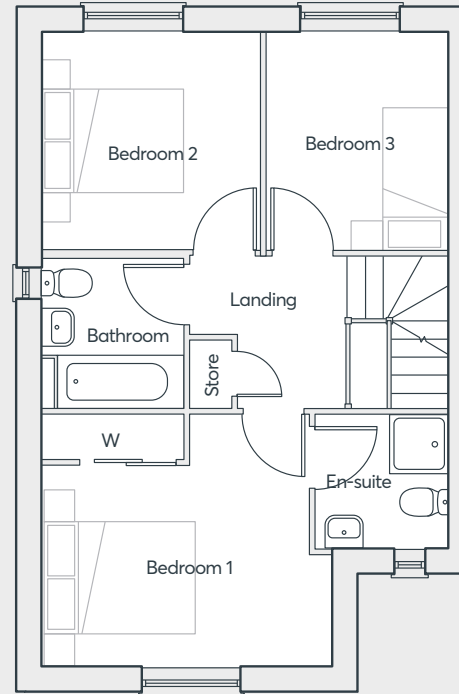
THREE
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE THEA



GROUND FLOOR



FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| Dining Room | 2.84m x 2.42m | 9'4" x 7'11" |
| Kitchen | 2.84m x 3.05m | 9'4" x 10'0" |
| Living Room | 3.73m x 3.90m | 12'3" x 12'9" |
| Utility | 1.71m x 1.68m | 5'7" x 5'6" |
| WC | 1.71m x 0.93m | 5'7" x 3'0" |
| Bedroom 1 | 3.38m x 3.90m | 11'1" x 12'9" |
| Bedroom 2 | 2.90m x 2.93m | 9'6" x 9'7" |
| Bedroom 3 | 2.90m x 2.46m | 9'6" x 8'1" |
| En-suite | 1.80m x 1.80m | 5'11" x 5'11" |
| Bathroom | 2.03m x 1.90m | 6'8" x 6'3" |

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE KEA V1

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

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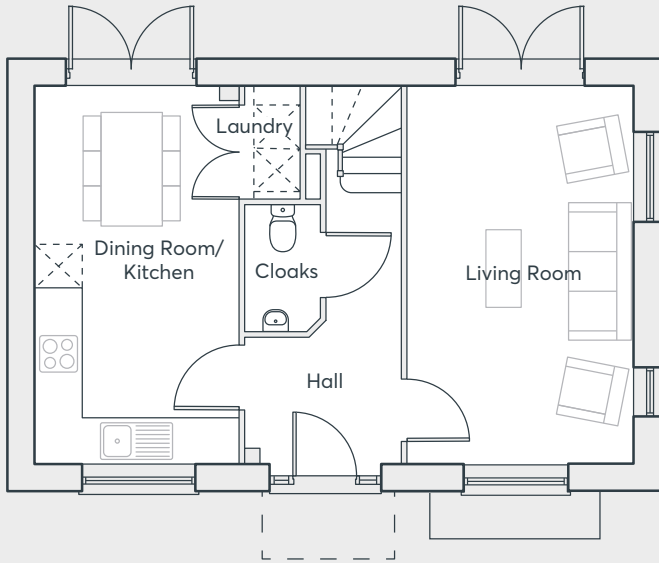
**THREE
BEDROOM
HOME**

PEAR TREE FIELDS

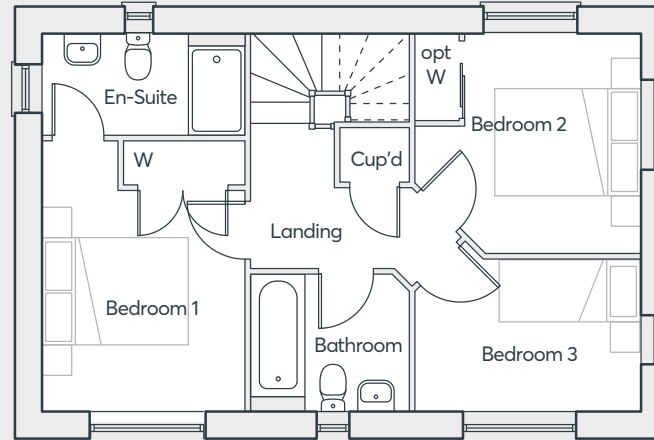
WORCESTER

 **ST. MODWEN
HOMES**

THE KEA V1



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 3.20m x 5.25m | 10'3" x 17'3" |
| Kitchen/Dining | 2.81m x 5.25m | 9'3" x 17'3" |
| Cloakroom | 1.04m x 1.75m | 3'5" x 5'9" |
| Bedroom 1 | 2.79m x 3.75m | 9'2" x 12'3" |
| En-suite | 2.79m x 1.42m | 9'2" x 4'8" |
| Bedroom 2 | 3.12m x 3.06m | 10'3" x 10'0" |
| Bedroom 3 | 3.12m x 2.11m | 10'3" x 6'11" |
| Bathroom | 2.18m x 1.90m | 7'2" x 6'3" |

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PEAR TREE FIELDS

WORCESTER

THREE
BEDROOM
HOME

 ST. MODWEN
HOMES

THE KEA V2

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

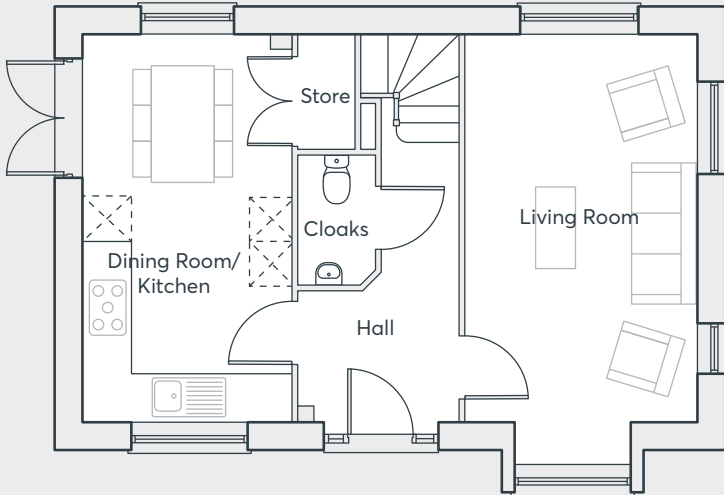
**THREE
BEDROOM
HOME**

PEAR TREE FIELDS

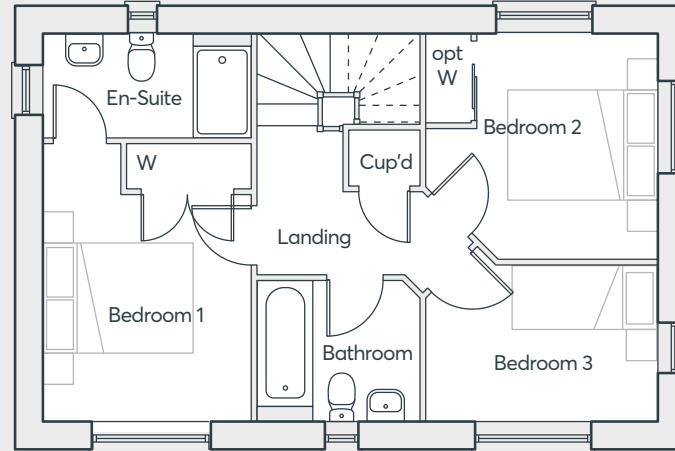
WORCESTER

 **ST. MODWEN
HOMES**

THE KEA V2



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 3.20m x 5.25m | 10'1" x 17'3" |
| Kitchen/Dining | 2.81m x 5.25m | 9'1" x 17'3" |
| Cloakroom | 1.04m x 1.75m | 3'4" x 5'9" |
| Bedroom 1 | 2.79m x 3.75m | 9'3" x 12'3" |
| En-suite | 2.79m x 1.42m | 9'3" x 4'8" |
| Bedroom 2 | 3.12m x 3.06m | 10'3" x 10'0" |
| Bedroom 3 | 3.12m x 2.11m | 10'3" x 6'11" |
| Bathroom | 2.18m x 1.90m | 7'1" x 6'3" |

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PEAR TREE FIELDS

WORCESTER

THREE
BEDROOM
HOME

 ST. MODWEN
HOMES

THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

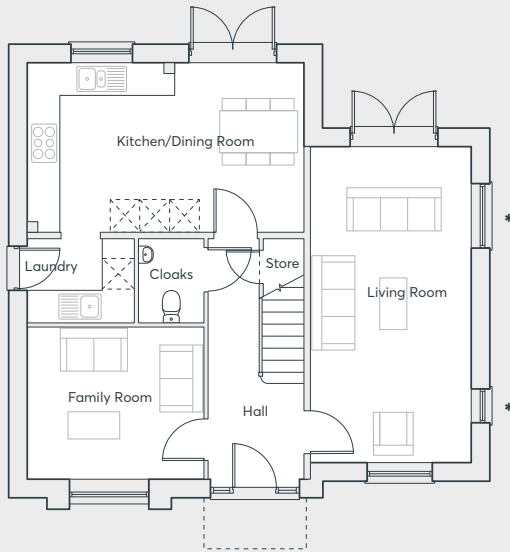
**FOUR
BEDROOM
HOME**

PEAR TREE FIELDS

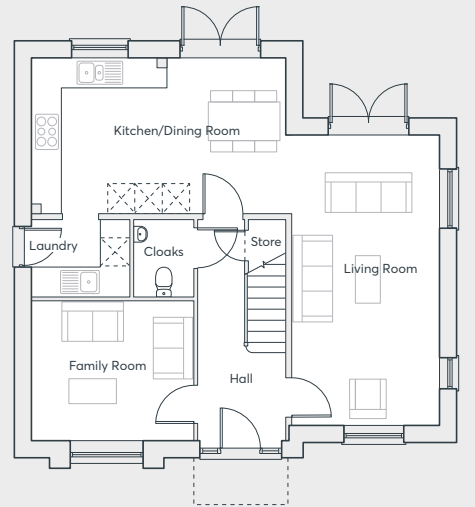
WORCESTER

 **ST. MODWEN
HOMES**

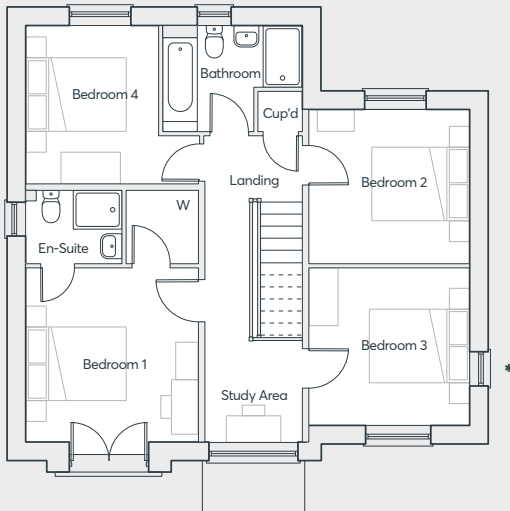
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



*Windows to plots 48 & 57 only

THE GARNET

| | | |
|--------------|---------------|----------------|
| Living Room | 3.23m x 6.38m | 10'7" x 20'11" |
| Family room | 3.56m x 3.07m | 11'8" x 10'1" |
| Kitchen | 3.40m x 3.60m | 11'2" x 11'10" |
| Dining | 3.40m x 2.05m | 11'2" x 6'9" |
| Laundry Room | 1.69m x 2.16m | 5'6" x 7'1" |
| Cloakroom | 1.69m x 1.31m | 5'6" x 4'4" |
| Bedroom 1 | 3.48m x 3.53m | 11'5" x 11'7" |
| En-suite | 1.51m x 1.95m | 4'11" x 6'5" |
| Bedroom 2 | 3.29m x 3.08m | 10'9" x 10'1" |
| Bedroom 3 | 3.26m x 3.21m | 10'8" x 10'6" |
| Bedroom 4 | 3.16m x 3.51m | 10'5" x 11'6" |
| Bathroom | 2.82m x 2.10m | 9'3" x 6'11" |
| Wardrobe | 1.51m x 1.47m | 4'11" x 4'10" |

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PEAR TREE FIELDS

WORCESTER

FOUR BEDROOM HOME

 **ST. MODWEN HOMES**



THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

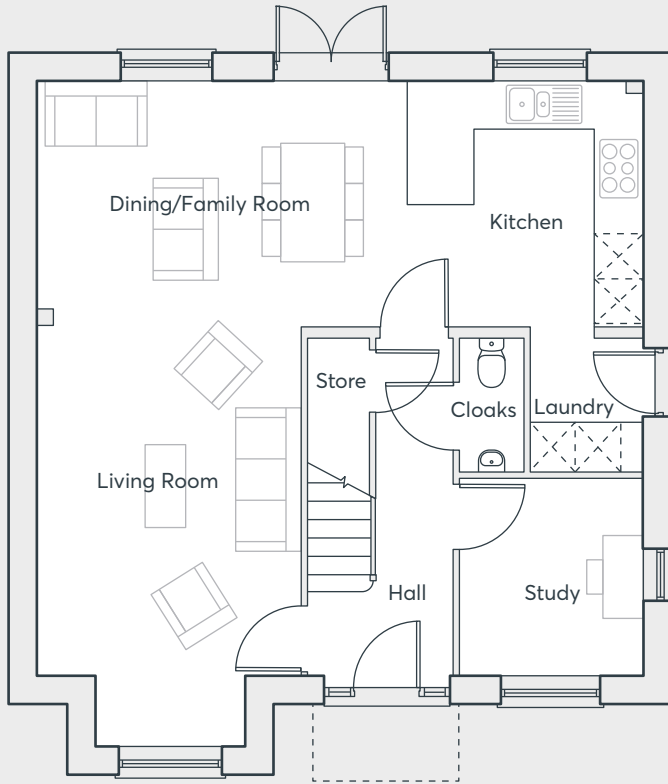
PEAR TREE FIELDS

WORCESTER

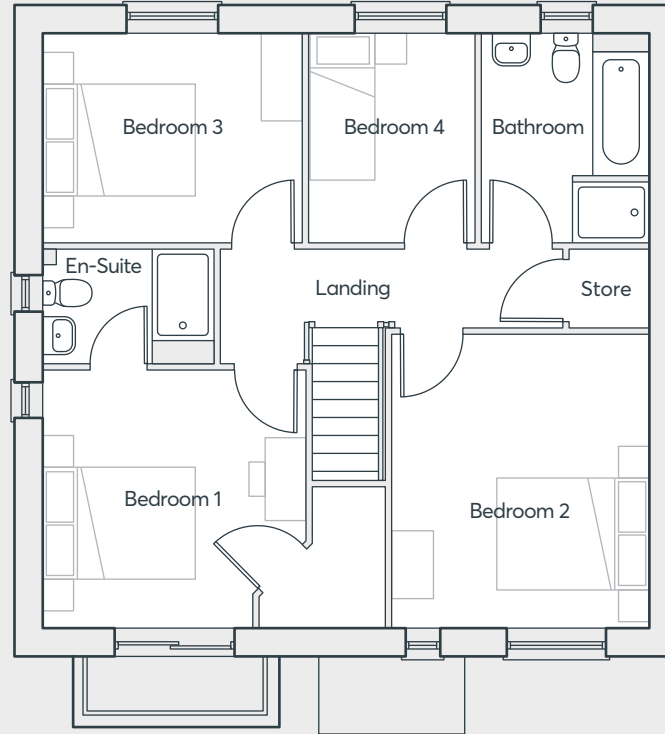
FOUR
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE BARLOW



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| Living Room | 4.65m x 3.50m | 15'3" x 11'6" |
| Kitchen/Dining | 8.06m x 3.28m | 26'6" x 10'9" |
| Study | 2.45m x 2.64m | 8'0" x 8'8" |
| Laundry Room | 1.78m x 1.50m | 5'10" x 4'11" |
| Cloakroom | 0.85m x 1.78m | 2'9" x 5'10" |
| Bedroom 1 | 3.50m x 3.45m | 11'6" x 11'4" |
| En-suite | 1.51m x 2.29m | 5'0" x 7'6" |
| Bedroom 2 | 3.42m x 3.91m | 11'3" x 12'10" |
| Bedroom 3 | 3.45m x 2.76m | 11'4" x 9'1" |
| Bedroom 4 | 2.21m x 2.76m | 7'3" x 9'1" |
| Bathroom | 2.24m x 2.79m | 7'4" x 9'2" |

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PEAR TREE FIELDS

WORCESTER

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE HANNINGTON

- Kitchen/dining room with French doors to the garden
- Laundry room off kitchen
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with en-suite and built-in wardrobe
- Bedroom 2 with store cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

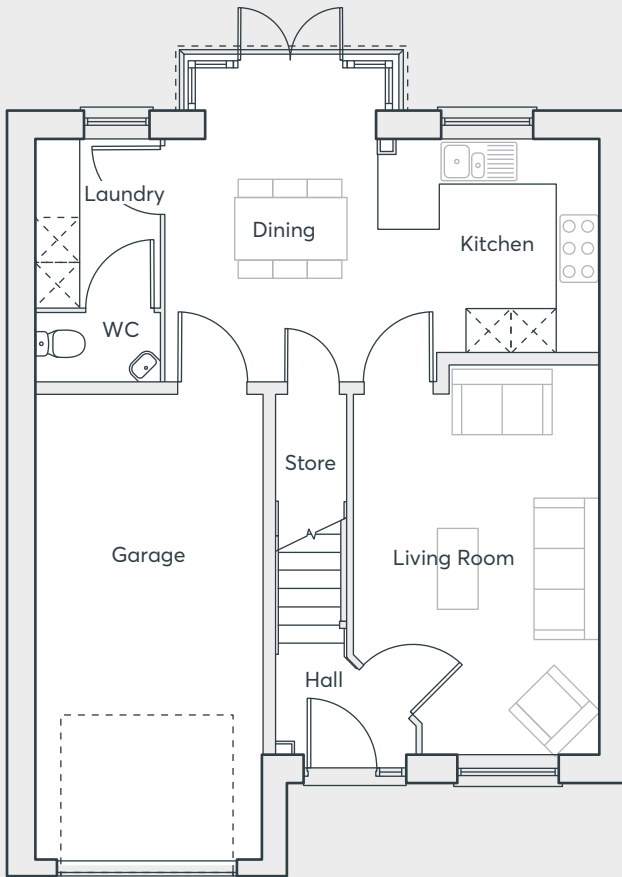
**THREE
BEDROOM
HOME**

PEAR TREE FIELDS

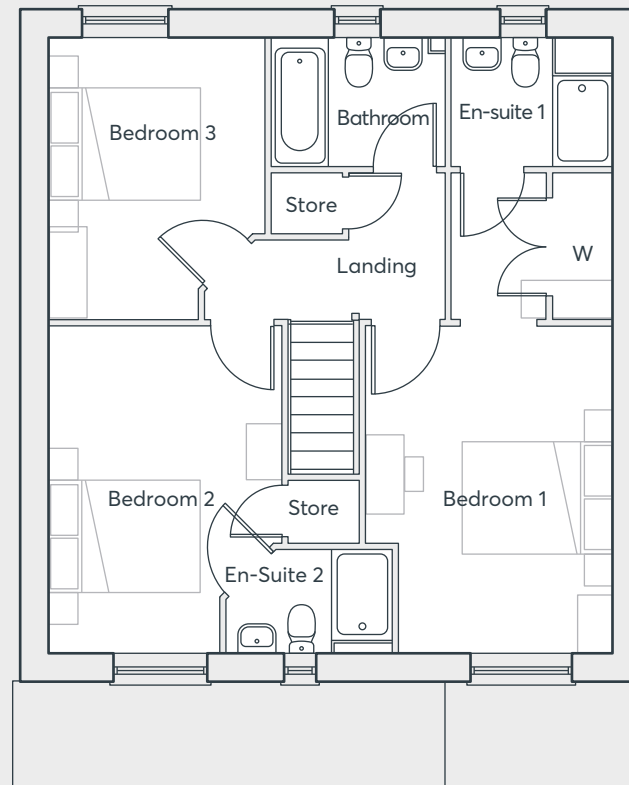
WORCESTER

 **ST. MODWEN
HOMES**

THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|----------------|
| Living Room | 3.25m x 5.14m | 10'9" x 16'11" |
| Kitchen/Dining | 5.74m x 4.13m | 23'7" x 9'6" |
| WC | 1.63m x 0.87m | 2'11" x 5'5" |
| Bedroom 1 | 3.25m x 6.36m | 10'9" x 14'4" |
| Bedroom 2 | 3.08m x 4.33m | 8'7" x 14'4" |
| Bedroom 3 | 2.86m x 3.70m | 8'10" x 12'3" |
| Bathroom | 2.29m x 1.70m | 8'11" x 8'6" |
| En-suite | 2.14m x 1.70m | 8'0" x 4'7" |
| En-suite 2 | 2.18m x 1.40m | 8'0" x 4'7" |
| Utility | 1.64m x 3.21m | 5'5" x 7'4" |

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE WEBSTER

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

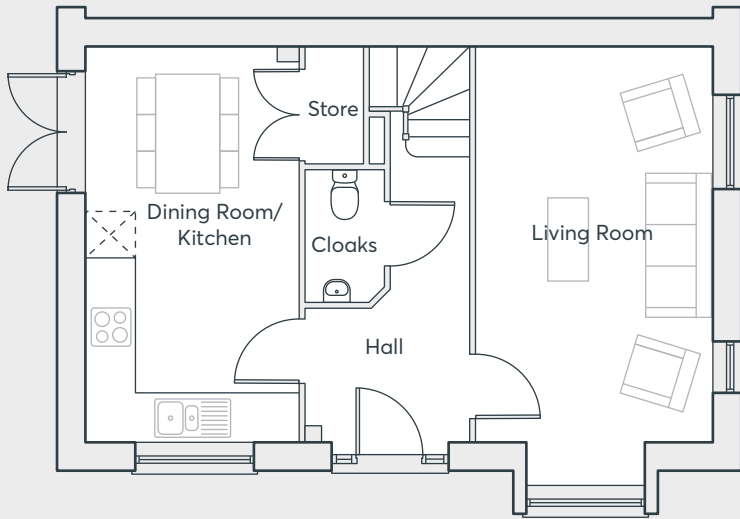
PEAR TREE FIELDS

WORCESTER

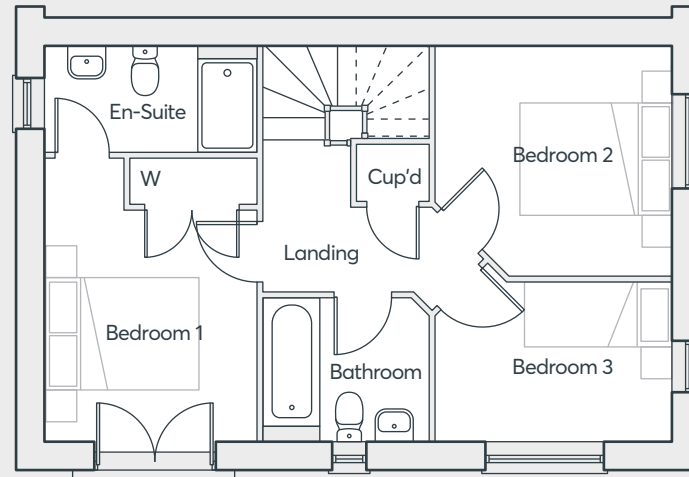
THREE
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 3.12m x 5.25m | 10'1" x 17'3" |
| Kitchen/Dining | 2.82m x 5.25m | 9'1" x 17'3" |
| Cloakroom | 1.04m x 1.75m | 3'4" x 5'9" |
| Bedroom 1 | 2.79m x 3.75m | 9'3" x 12'3" |
| En-suite | 2.79m x 1.42m | 9'3" x 4'8" |
| Bedroom 2 | 3.12m x 3.06m | 10'3" x 10'0" |
| Bedroom 3 | 3.12m x 2.11m | 10'3" x 6'11" |
| Bathroom | 2.18m x 1.90m | 7'1" x 6'3" |

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PEAR TREE FIELDS

WORCESTER

THREE
BEDROOM
HOME

 ST. MODWEN
HOMES

THE HOUGHTON

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

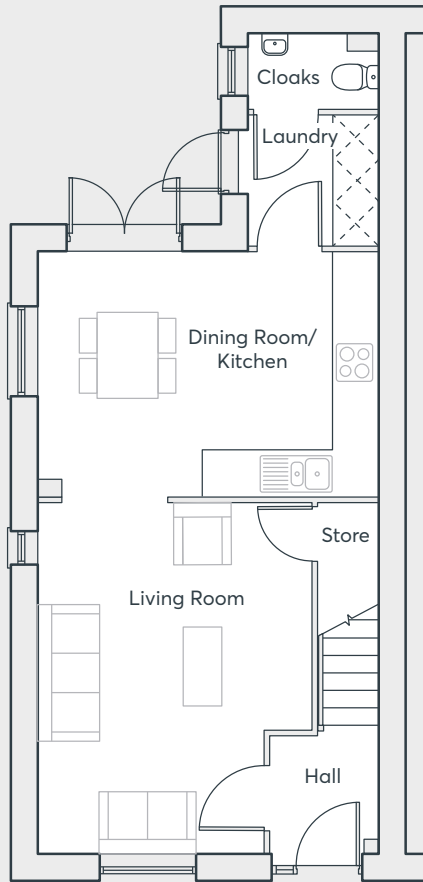
**THREE
BEDROOM
HOME**

PEAR TREE FIELDS

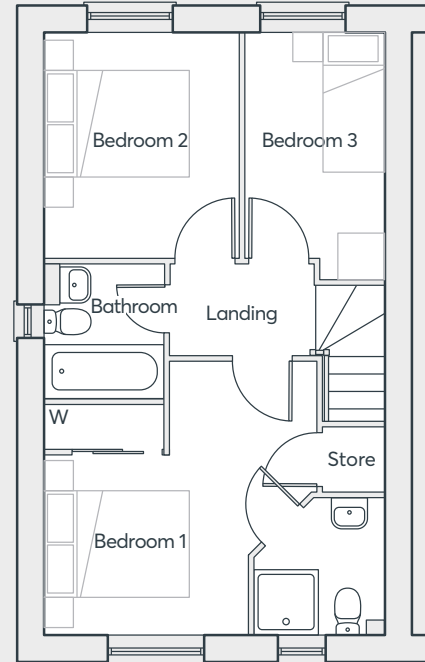
WORCESTER

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Living Room | 4.80m x 4.91m | 15'9" x 16'1" |
| Kitchen/Dining | 4.74m x 3.43m | 15'7" x 11'3" |
| Laundry | 1.83m x 1.80m | 6'0" x 5'11" |
| Cloakroom | 1.83m x 1.04m | 6'0" x 3'5" |
| Bedroom 1 | 2.86m x 3.19m | 9'5" x 10'6" |
| En-suite | 1.80m x 1.93m | 5'11" x 6'4" |
| Bedroom 2 | 2.74m x 3.13m | 9'0" x 10'3" |
| Bedroom 3 | 1.92m x 3.44m | 6'4" x 11'3" |
| Bathroom | 1.70m x 1.87m | 5'7" x 6'2" |

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE WILFRED

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Optional fitted wardrobe in second bedroom*
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

*Side windows are applicable on certain plots only

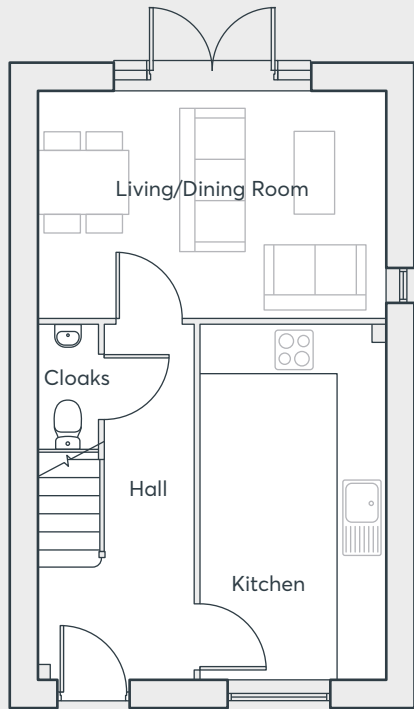
PEAR TREE FIELDS

WORCESTER

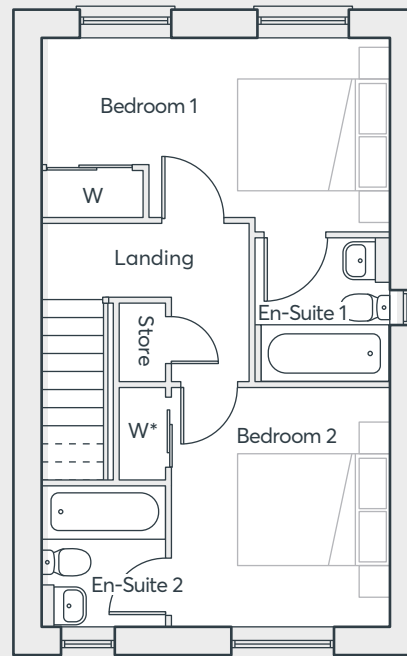
TWO
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE WILFRED



GROUND FLOOR



*upgraded wardrobe

FIRST FLOOR

| | | |
|------------|---------------|---------------|
| Living | 3.00m × 2.59m | 9'10" × 8'6" |
| Dining | 3.00m × 2.10m | 9'10" × 6'11" |
| Kitchen | 4.75m × 2.50m | 15'7" × 8'2" |
| Cloakroom | 1.65m × 0.87m | 5'5" × 2'10" |
| Bedroom 1 | 2.56m × 4.69m | 8'5" × 15'4" |
| Bedroom 2 | 2.20m × 2.90m | 10'6" × 9'6" |
| En-suite 1 | 1.90m × 1.80m | 6'3" × 5'11" |
| En-suite 2 | 1.90m × 1.70m | 6'3" × 5'7" |

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PEAR TREE FIELDS

WORCESTER

**TWO
BEDROOM
HOME**

**ST. MODWEN
HOMES**



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