



ALBEMARLE

HOMES

WESTMOOR GRANGE

Armthorpe | Doncaster



Albemarle Homes is a family-owned housebuilder of distinction. Our philosophy is to build high quality homes with exceptional specifications, so our homebuyers will have the home of their dreams from the moment they move in.

We are passionate about building well designed homes for modern day living and ensuring our developments are sympathetic to the local environment and community they serve.

Our dedication to design, is matched only by our dedication to our homeowners.

Putting You at the Very Heart of What We Do

We understand what a huge decision buying a new home can be. That is why we put you at the heart of everything we do. We understand that quality lasts so we made it our policy to include a high specification in all of our homes as standard. So that is why we only fit quality German engineered kitchens and integrated appliances so, you can be confident that your choice will last the test of time.

And, if you are buying off-plan we work with you to make your home your own. So, if that means moving plug sockets to accommodate wall hung TVs or removing a non-structural wall to create an open plan aspect, we're happy to work with you to create a tailored home for you and your family.

Customer Commitment

Our commitment to our homebuyers doesn't just end with the handing over of the keys, we are here for you as long as you need us. We don't just build homes we build communities and each and every one of our homebuyers are all part of the Albemarle community.

We look forward to welcoming you!

Armthorpe | Doncaster

WESTMOOR GRANGE

An exciting new community of 400 homes situated between the popular Doncaster villages of Armthorpe and Edenthorpe. Overlooking farmland, Westmoor Grange is conveniently located for access to the M18 offering easy commuting to cities such as Sheffield and Hull, whilst also benefitting from being close to local amenities, including a range of independent boutiques and grocery stores.

The development features a range of two, three and four bedroom homes, which are sympathetically designed to its natural surroundings whilst seamlessly combining comfort with style.

Westmoor Grange has also been thoughtfully designed around green open spaces to provide communal gardens for residents to enjoy whilst enhancing the natural habitat for wildlife, including the provision of hedgehog highways. There is also a designated physical wellbeing area comprising of a children's play park and sports ground.

First time buyers and families alike will be able to create their ideal home here at Westmoor Grange.



A PLACE TO CALL HOME...

The first recorded reference to Armthorpe was in 1086 however, remains of a Roman settlement and farm were discovered in the village showing that it was occupied way before then.

The bustling village today is a great place to be, with a choice of independent retailers and national grocery stores for day-to-day essentials, there is also an array of restaurants and cafes to appeal to all tastes.

Future generations are well catered for in the local area too, with Armthorpe boasting four primary schools, three of which are rated as Good by Ofsted, and a secondary school which is also rated as Good.

Armthorpe is just three miles from Doncaster town centre, boasting a newly developed Civic and Cultural Quarter, which is a great entertainment destination. Whilst three miles in the opposite direction is the Doncaster Racecourse, which is home to the famous St. Leger Festival and attracts racing enthusiasts and visitors from across the world.

Residents of Armthorpe get to experience the best of both worlds, close enough to enjoy socialising in the nearby town of Doncaster yet remote enough to appreciate the delights of village living.



THE BEDFORD



A stylish and charming 2 bedroom home, the Bedford offers a separate kitchen with an open plan living and dining room featuring bi-folding doors opening out to the rear garden. The light and airy feel of this practically perfect home is mirrored in both bedrooms on the second floor, which boast two sets of windows.

Elevation style may change depending on plot location.

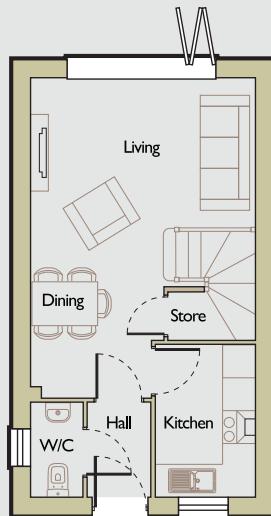
**Living/
Dining Room**
5.83m x 4.1m
(19'2" x 13'5")

Kitchen
2.64m x 1.8m
(8'8" x 5'11")

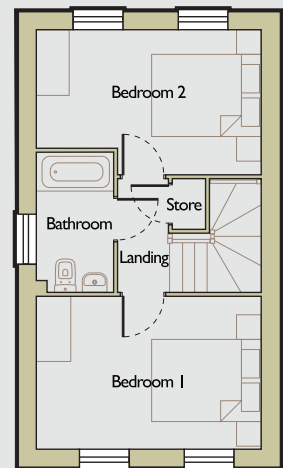
Bedroom 1
2.76m x 4.1m
(9'1" x 13'5")

Bedroom 2
2.63m x 4.1m
(8'8" x 13'5")

Bathroom
2.51m x 1.38m
(8'3" x 4'6")



GROUND FLOOR



FIRST FLOOR

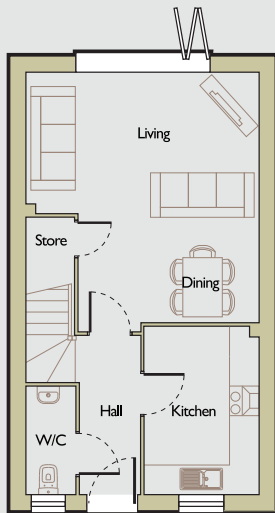


THE SLOANE

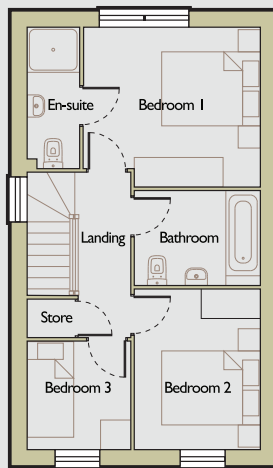


Elevation style may change depending on plot location.

A charming 3 bedroom property designed with modern families in mind. The living and dining room boasts a light and airy feel thanks to the bi-folding doors leading out to the rear garden. With the first floor offering a large master bedroom with en-suite.



GROUND FLOOR



FIRST FLOOR

**Living/
Dining Room**
5.04m x 4.71m
(16'6" x 15'5")

Kitchen
2.31m x 3.38m
(7'7" x 11'1")

Bedroom 1
3.57m x 3.2m
(11'9" x 10'6")

En-suite
2.84m x 1.09m
(9'4" x 3'7")

Bedroom 2
3.22m x 2.52m
(10'7" x 8'3")

Bedroom 3
2.18m x 2.06m
(7'2" x 6'9")

Bathroom
1.87m x 2.53m
(6'2" x 8'4")

THE REGENT



A dual aspect frontage 3 bedroom property which offers families a home with character. The entrance hall, at the centre of the home, leads to an impressive kitchen dining area and charming lounge with feature bi-folding doors.

Elevation style may change depending on plot location.

**Living/
Dining Room**
4.62m x 2.97m
(15'2" x 9'9")

Kitchen
4.62m x 3.17m
(15'2" x 10'5")

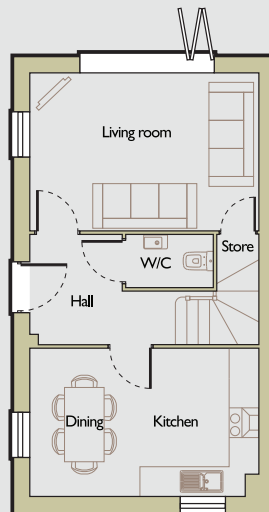
Bedroom 1
3.47m x 2.97m
(11'5" x 9'9")

En-suite
2.45m x 1.03m
(8' x 3'5")

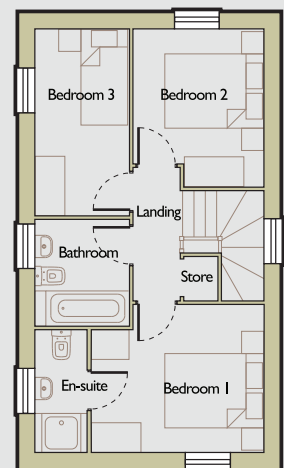
Bedroom 2
3.17m x 2.61m
(15'2" x 8'7")

Bedroom 3
2.83m x 1.87m
(9'3" x 6'2")

Bathroom
2.09m x 1.88m
(6'10" x 6'2")



GROUND FLOOR



FIRST FLOOR

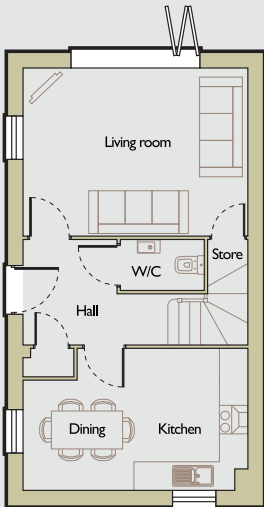


THE ROSEBERY

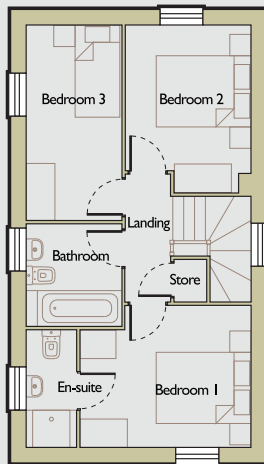


Elevation style may change depending on plot location.

A delightful 3 bedroom home providing space and flexibility for any family. Its impressive lounge, dining area is flooded with light from the bi-folding doors which lead out onto the rear garden. Whilst the en-suite adds a touch of elegance to the master bedroom.



GROUND FLOOR



FIRST FLOOR

**Living/
Dining Room**
4.73m x 3.51m
(15'6" x 11'6")

Kitchen
4.73m x 2.97m
(15'6" x 9'9")

Bedroom 1
3.47m x 2.97m
(11'5" x 9'9")

En-suite
1.03m x 2.45m
(3'5" x 8')

Bedroom 2
3.51m x 2.6m
(8'3" x 8'7")

Bedroom 3
4.08m x 19.8m
(13'5" x 6'6")

Bathroom
2.1m x 1.99m
(6'11" x 6'6")

THE GRAFTON



This 3 bedroom townhouse style home offers enormous appeal, equaled only by its thoughtfully designed interior. The large lounge area boasts bi-folding doors to the rear whilst the master suite occupies the entire second floor offering a tranquil and private space in which to relax.

Elevation style may change depending on plot location.

**Living/
Dining Room**
4.73m x 5.1m
(15'5" x 16'7")

Kitchen
3.4m x 2.3m
(11'1" x 7'6")

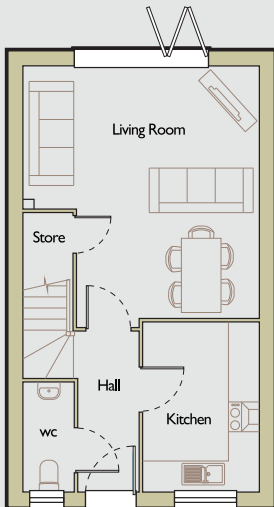
Bedroom 1
7.2m x 4.7m
(23'7" x 15'5")

En-suite
2.7m x 1.39m
(8'9" x 4'6")

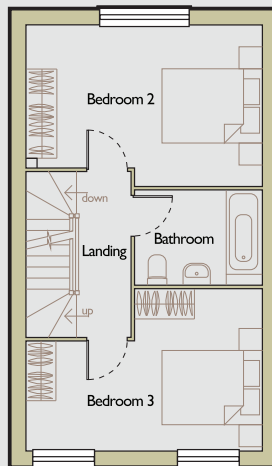
Bedroom 2
4.73m x 3.2m
(15'5" x 10'5")

Bedroom 3
4.73m x 3.24m
(15'5" x 10'6")

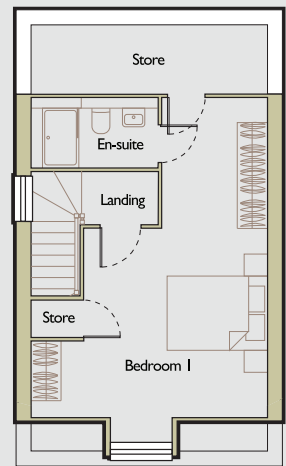
Bathroom
2.46m x 1.9m
(8'7" x 6'2")



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

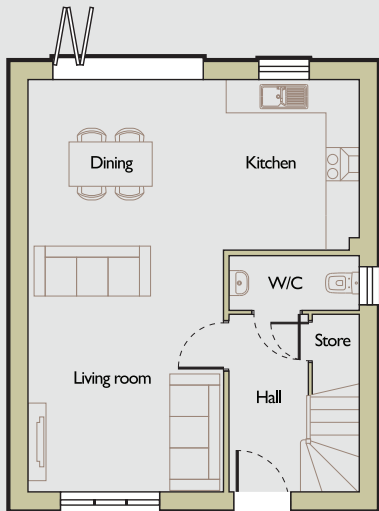


THE BELGRAVE

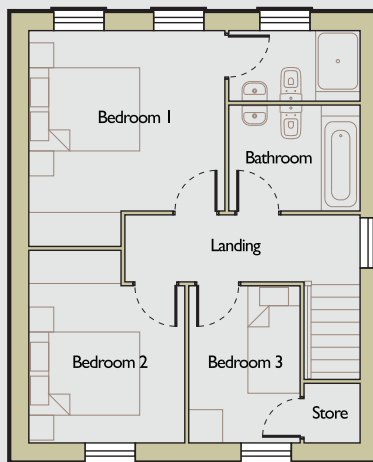


Elevation style may change depending on plot location.

Open plan living is at the very heart of this 3 bedroom detached home. Its charm is encapsulated by the amount of light flooding into the ground floor thanks to the bi-folding doors leading out to the rear garden. The impressive features continue on the first floor with the master bedroom boasting its own en-suite.



GROUND FLOOR



FIRST FLOOR

**Living/
Dining Room**
4.36m x 3.49m
(14'4" x 11'5")

Kitchen
5.96m x 3.04m
(19'7" x 10")

Bedroom 1
3.86m x 3.51m
(12'8" x 11'6")

En-suite
2.34m x 1.25m
(7'8" x 4'1")

Bedroom 2
2.78m x 3.44m
(9'1" x 11'3")

Bedroom 3
1.96m x 2.81m
(6'5" x 9'3")

Bathroom
2.33m x 1.87m
(7'8" x 6'2")

THE KENSINGTON



The entrance hall of this attractive 3 bedroom family home becomes the heart of the home leading to the large kitchen diner with French doors and a separate L-shaped lounge. The first floor boasts three double sized bedrooms with the master benefitting from an ensuite. Each Kensington home benefits from an integral garage.

Elevation style may change depending on plot location.

**Living/
Dining Room**
4.05m x 4.63m
(13'3" x 15'2")

Kitchen
4.11m x 3.43m
(13'6" x 11'3")

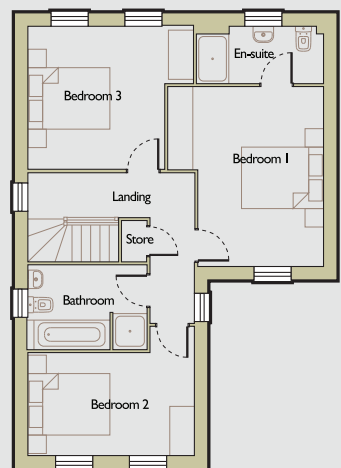
Bedroom 1
4.37m x 3.83m
(14'4" x 12'7")

En-suite
1.38m x 3.07m
(4'6" x 10'1")

Bedroom 2
3.48m x 4.01m
(11'5" x 13'2")

Bedroom 3
4.05m x 3.34m
(13'3" x 10'11")

Bathroom
2.88m x 2.02m
(9'5" x 6'8")



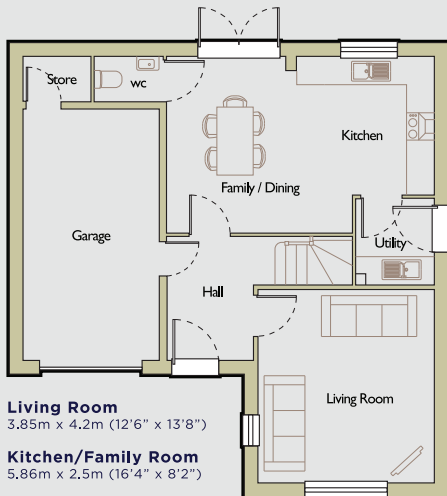


THE DEVONSHIRE

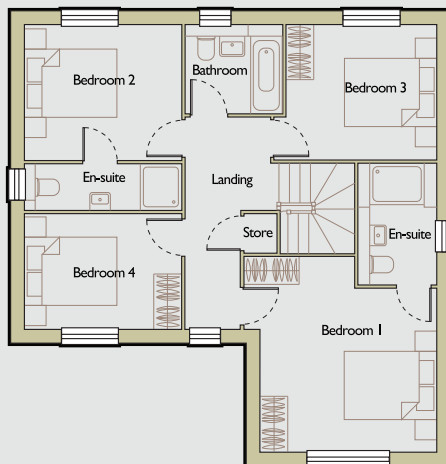


Elevation style may change depending on plot location.

An imposing 4 double bedroom property that boasts an integral garage. Its large sociable kitchen, dining and family area is ideally complemented by a separate utility room. Two bedrooms also feature en-suite facilities with the master including fitted wardrobes as standard.



GROUND FLOOR



FIRST FLOOR

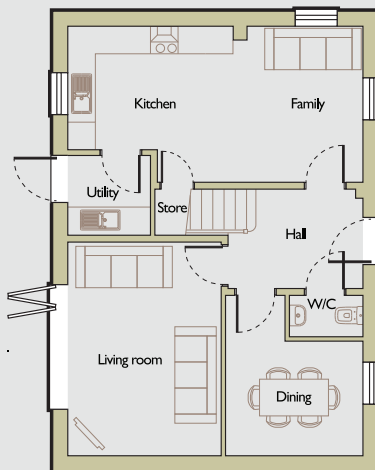
THE BLOOMSBURY



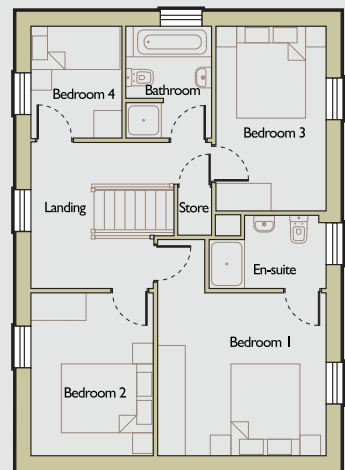
This traditionally designed 4 bedroom exceptional home has a dual aspect kitchen and family room with separate utility. The property has bi-fold doors leading out into the rear garden offering a peaceful space in which to relax. The separate dining room gives flexibility and can easily be transformed into an inspiring office space.

Elevation style may change depending on plot location.

- Living Room**
4.64m x 3.31m
(15'3" x 10'10")
- Dining Room**
2.97m x 3.8m
(9'9" x 12'6")
- Kitchen/
Family Room**
3.39m x 6.41m
(11'1" x 21')
- Bedroom 1**
3.64m x 4.58m
(11'11" x 15')
- En-suite**
1.57m x 2.53m
(5'2" x 8'4")
- Bedroom 2**
3.01m x 3.52m
(9'11" x 11'7")
- Bedroom 3**
4m x 2.38m
(13'1" x 7'10")
- Bedroom 4**
1.95m x 2.42m
(6'5" x 7'11")
- Bathroom**
1.83m x 2.42m
(6' x 7'11")



GROUND FLOOR



FIRST FLOOR

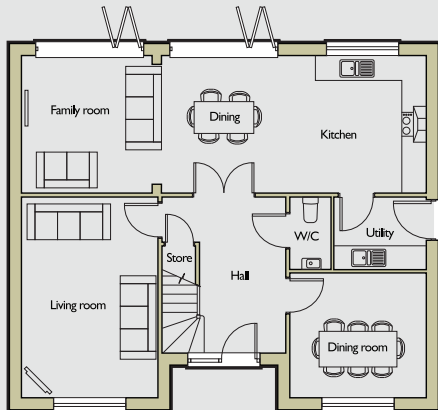


THE CAVENDISH



Elevation style may change depending on plot location.

This stunning 4 bedroom property boasts a double frontage design giving a distinct sense of grandeur. Inside a breathtaking feature kitchen, dining and family room which includes bi-folding doors, offering volumes of light and views out onto the rear garden. Each Cavendish boasts a separate detached garage.



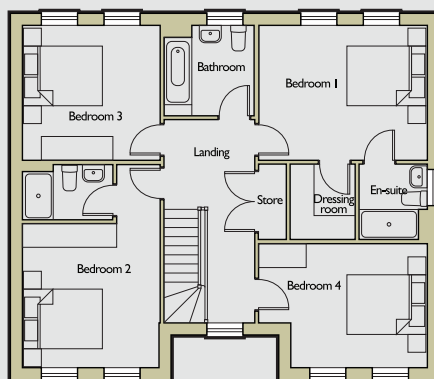
GROUND FLOOR

Living Room
3,39m x 5,00m
(11'1" x 16'4")

Dining Room
3,39m x 3,11m
(11'1" x 10'1")

Kitchen/Dining Room
6,40m x 3,41m
(21' x 11'2")

Family Room
3,69m x 3,41m
(12'1" x 11'2")



FIRST FLOOR

Bedroom 1
4,19m x 3,35m
(13'7" x 10'9")

En-suite
1,66m x 1,85m
(5'4" x 6')

Dressing Room
1,59m x 1,85m
(5'2" x 6")

Bedroom 2
3,42m x 3,57m
(11'2" x 11'7")

En-suite
2,23m x 1,34m
(7'3" x 4'3")

Bedroom 3
3,42m x 3,35m
(11'2" x 11')

Bedroom 4
4,19m x 3,07m
(13'7" x 10')

Bathroom
2,21m x 2,23m
(7'2" x 7'3")



QUALITY & STYLE...

We pride ourselves on providing an exceptionally high specification as standard, in each and every one of our homes. Every detail has been carefully considered and that is why you can expect much more from your new Albemarle home.

Kitchens that offer style and flexibility

Our kitchens are designed by a renowned German manufacturer and are made bespoke for our properties and, can be tailored to fit your own specific needs. With a wide range of style and colour choices available, including integrated appliances and induction hob as standard, you can rest assured you will be enjoying the hub of your home for many years to come.

Bathrooms that provide a sanctuary

Relax and unwind in your own haven of elegance. Contemporary suites, drencher style thermostatically controlled showers and low profile shower trays, with an extensive and varied selection of tile choices, will allow you to create your own luxury styled bathroom or en-suite.

Curb appeal

Complementing the attractiveness of our homes is both a front and rear turfed garden along with a block paved driveway. A fully fenced rear garden provides a private outdoor retreat and fully fitted home security alarm is also included as standard.

Even with our superbly high specification as standard, we understand that you may want to truly personalise your home, that is why we offer a range of additional finishing touches, please ask our sales adviser for further information.







CARING FOR YOU & THE PLANET...



Our pledge to you

As a local housebuilder we understand the things that are important to our local communities. And, with those communities being central to everything we do our pledge is to:

- Ensure we are adding value to the homes we build
- Reduce the impact on the environments that we build in
- Support local communities by making a positive social difference



ALBEMARLE HOMES




Development location:


Westmoor Grange

Hatfield Lane
Doncaster
South Yorkshire
DN3 3HB



CONTACT INFO

 01302 599234

 contact@albemarlehomes.co.uk

Grove Barn, 11 Silica Court,
Kirk Sandall, Doncaster DN3 1EG

www.albemarlehomes.co.uk



@albemarlehomes

