



MOLINS

DRIVE

GAINSBOROUGH

- GROUP -



Marketed exclusively by:



**MARTIN&CO**



MOLINS

DRIVE

A distinctive development of 3 & 4 bedroom residences  
in the historic hamlet of Westbury Leigh



## **WELCOME TO MOLINS DRIVE.**

A hamlet steeped in History. This beautiful development reconnects a new generation of home owners with the history of Westbury Leigh.

The town of Westbury offers a wide range of shopping and leisure facilities including but not limited to; a library, sports and leisure centres, schools, churches, doctors, dentist surgeries, three supermarkets, a post office and the oldest swimming pool in the country. Westbury also boasts a varied selection of coffee shops, restaurants, public houses and a popular wine bar.

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\*CGI's and photography are intended for illustrative purposes only and should be treated as general guidance only





## CONTEMPORARY LIVING

These beautifully crafted homes offer superb contemporary living with a high-quality specification and are sustainably designed. Featuring a large open plan kitchen and living area with bi-folding doors opening to the tranquil back garden...

Molins Drive, makes your dream home a reality.

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RELAXED LIFESTYLE.

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# SIGNATURE SOPHISTICATION.

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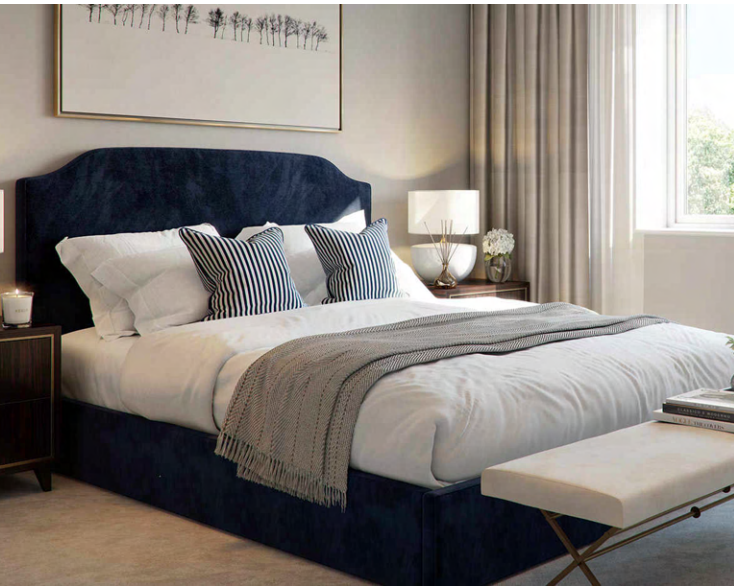
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## HIGH SPECIFICATION.

With high specification finished, spanning across three floors, these are truly desirable homes, uniquely designed and meticulously curated.



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# A SPACE TO UNWIND.

Each home has its own landscaped, private garden accessible from the open plan living area via French doors on the terraced properties and bi-folding on the detached, which allow you to enjoy your garden view... whatever the weather.

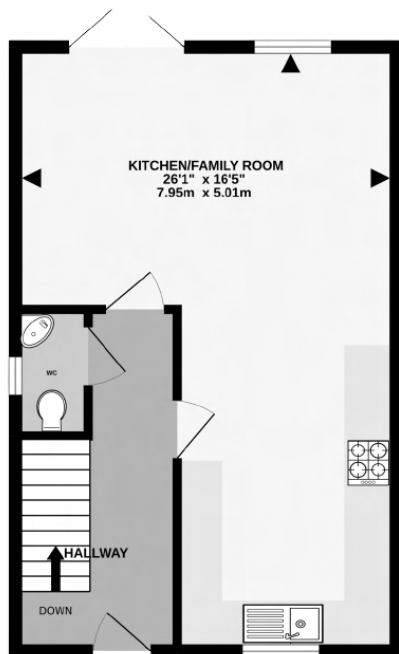
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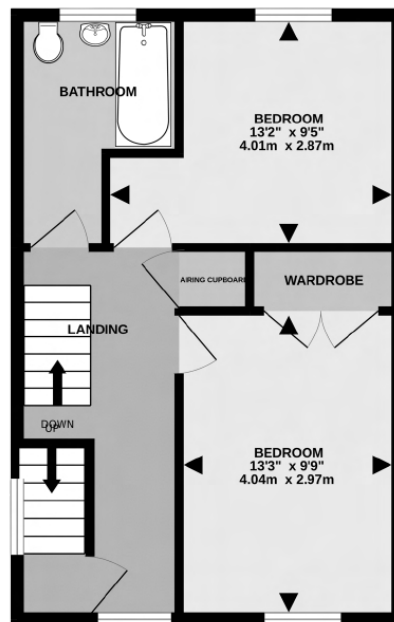




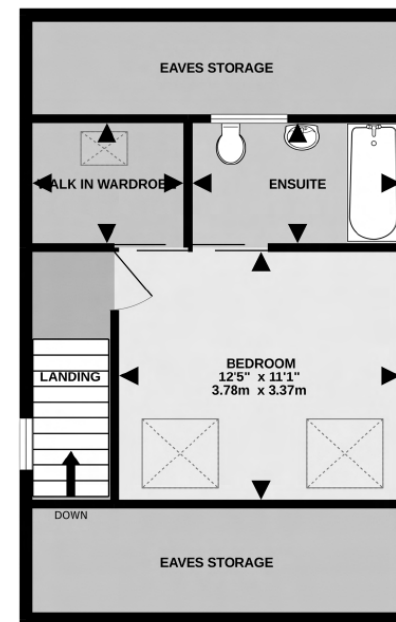
# PLOTS 1-3



GROUND FLOOR: 427 sq ft (39.7 sq m) approx



1ST FLOOR: 427 sq ft (39.7 sq m) approx



2ND FLOOR: 273 sq ft (25.3 sq m) approx

**TOTAL FLOOR AREA: 1127 sq ft (104.7 sq m) approx**



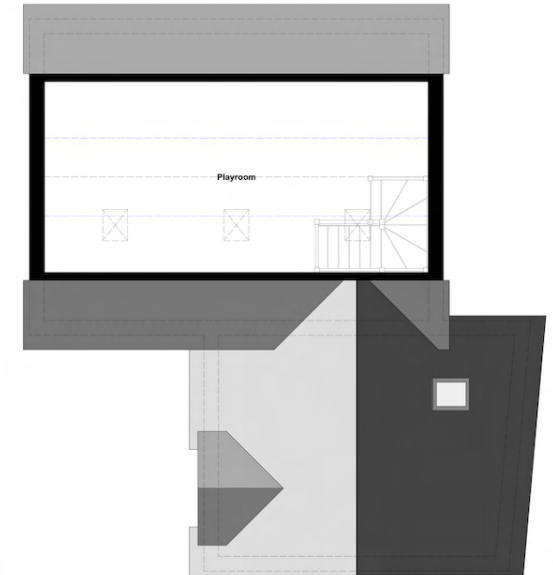
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GROUND FLOOR: 563 sq ft (52.3 sq m) approx      GARAGE 178 sq ft (16.5 sq m) approx  
1ST FLOOR: 735 sq ft (68.3 sq m) approx      2ND FLOOR: 334 sq ft (31.0 sq m) approx

**TOTAL FLOOR AREA: 1810 sq ft (168.1 sq m) approx**



# MOLIONS DRIVE SPECIFICATION.

## KITCHENS

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Luxury Quantum kitchens with soft close drawers

High quality Fugen quartz worktops with upstands

Stainless steel bowl sink with chrome mixer tap

Under wall unit LED lighting

Feature mirror splashback

Neff or Bosh integrated appliances including: ovens, hob, integrated washer/dryer, dishwasher and fridge-freezer.

## EXTERNAL & COMMUNAL AREAS

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All external windows and doors are PAS 24.

Lights to entrance area and rear patio terrace

Garden tap

Fencing and landscaping to rear gardens

Natural flagstones to patios

Electric power socket

Block paving and tarmac to be used for the drive and parking areas

Optional choice for wiring Electric Vehicle Charging Point

## BATHROOMS & CLOAKROOM

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Chrome ceramic disc mixer taps

High quality featured tiled walls

Wall hung vanity units

Toilet roll holder

Shaver sockets in all bathroom

All bathrooms fully tiled or LVT flooring

Chrome thermostatic shower valves with multi-positioned shower head

## OFF-PLAN BUYER OPTIONS & CHOICES

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1. **Kitchens:**
  - a) Option choice of cabinet style Handleless or shaker in choice of colours
  - b) Quartz or Stone worktops - option choice of colour and styles
2. **Electrical & Lighting:** Option choice of Brushed metal or chrome electrical outlets
3. **Flooring & Carpets:** Option choice of colour and styles
4. **Internal Doors:** Option choice of polished chrome or brushed metal
5. **External:** Option choice for wiring for an EVCP ( Electrical Vehicle Charging Point)
6. **Garden:** Option choice of grass or astro/faux grass solutions

## FINISHES & FEATURES

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Double glazed windows throughout

Underfloor heating system to the ground floor

Combination boilers

Radiators with TRV's to the upper floors

Amtico LVT throughout ground floor

Luxury Cormar/Apollo carpets to upper floors

Bespoke built-in wardrobes

Pendant lighting and low energy LED downlighters

Telephone and data points



Disclaimer:

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales advisor for details of the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements and public open spaces may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Gainsborough Group Construction Ltd reserves the right to alter, amend or update the specification, which may include changes in the colour, material and / or brand specified. In such cases, a similar alternative will be provided. Gainsborough Group Construction Ltd reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.









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