

So good to come home to

STYLISH NEW HOMES
BROUGHT TO YOU BY
ORION HOMES

Development Layout

A beautiful development of 3 & 4 bedroom homes in Featherstone, West Yorkshire

-  **The Preston**
3 bedroom home
-  **The Dartmouth**
3 bedroom home
-  **The Arundel**
4 bedroom home
-  **Affordable homes**
-  **Homes with Solar Panels**



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Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on this literature, which is not a contract. The Company also reserves the right to alter specifications without notice.

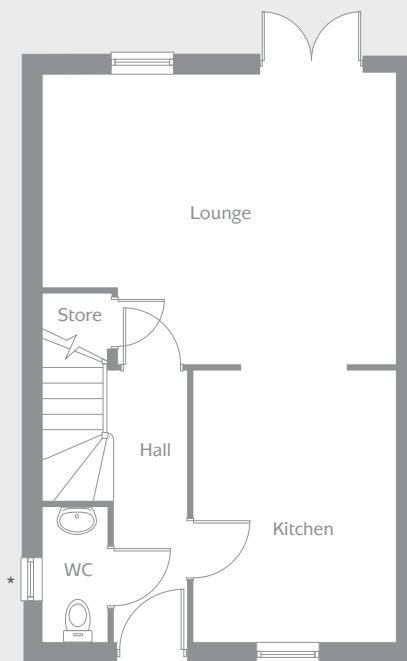
The Preston

3 bedroom home



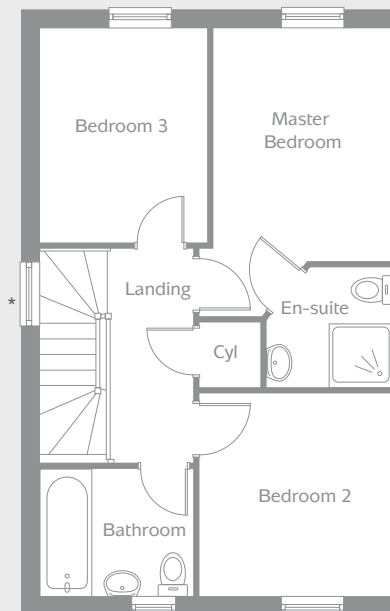
The Preston is a modern three bedroom home ideal for couples and families alike.

- Open plan lounge, kitchen, dining area with French doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR

Kitchen	3.30m x 2.80m	10'10" x 9'2"
Lounge	5.00m x 4.65m	16'5" x 15'3"



FIRST FLOOR

Master Bedroom (max)	4.10m x 2.50m	13'5" x 8'2"
En-suite (max)	1.75m x 1.65m	5'9" x 5'5"
Bedroom 2	2.80m x 2.70m	9'2" x 8'10"
Bedroom 3	3.20m x 2.30m	10'6" x 7'7"
Bathroom	2.10m x 1.75m	6'11" x 5'9"

Note:

*Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.

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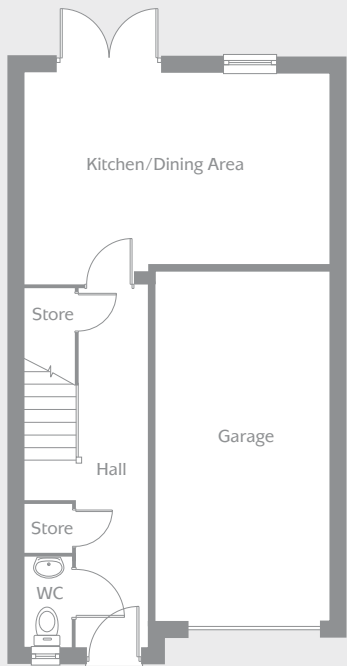
The Dartmouth

3 bedroom home

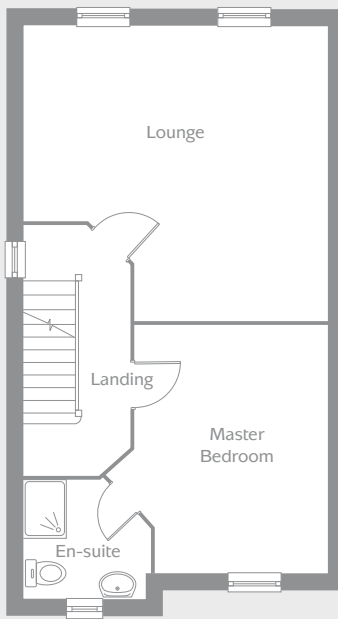


The Dartmouth is a modern three bedroom home ideal for couples and families alike.

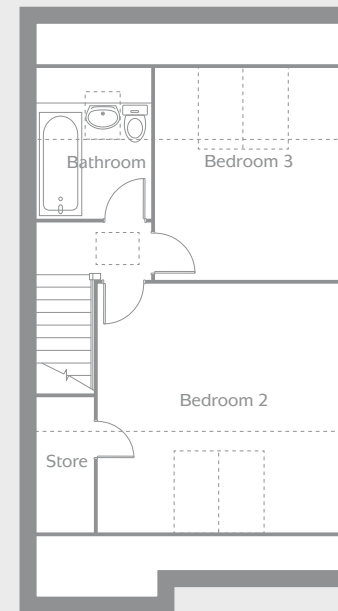
- Kitchen with dining area & French doors to the garden
- Spacious lounge located on the first floor
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/
Dining Area (max) 5.20m x 3.25m 17'0" x 10'8"

Lounge (max) 5.20m x 5.05m 17'0" x 16'7"
Master Bedroom (max) 4.25m x 3.25m 13'11" x 10'8"
En-suite (max) 2.00m x 2.00m 6'7" x 6'7"

Bedroom 2 4.25m x 4.15m 13'11" x 13'7"
Bedroom 3 3.60m x 3.15m 11'9" x 10'4"
Bathroom 1.95m x 1.90m 6'5" x 6'3"

Note:

Where a dotted line is shown on the plan, there will be reduced height to the ceiling. Dimensions shown in these rooms are maximum measurements wall to wall. Please ask our Sales Advisor for details.
*Plot specific. Windows only fitted to end or semi-detached properties - See our Sales Advisor for details.

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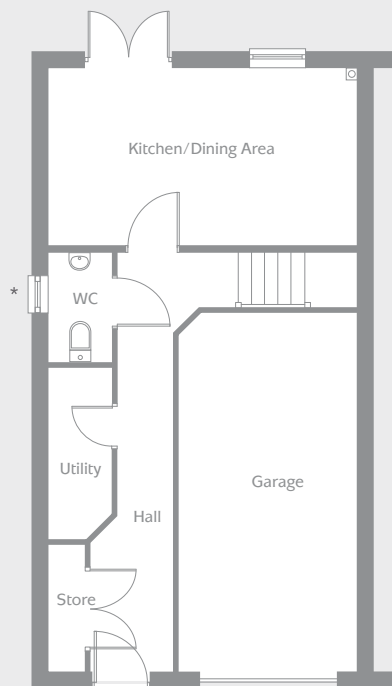
The Arundel

4 bedroom home

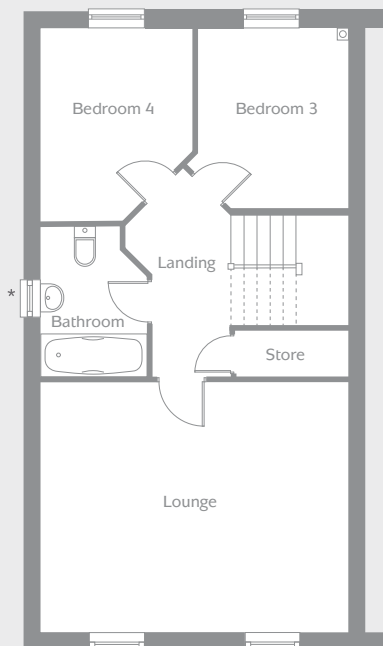


The Arundel is a modern four bedroom home well suited to families.

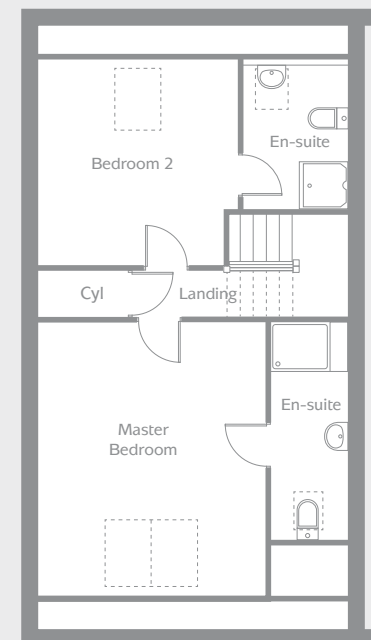
- Open plan kitchen and dining area with French doors leading to the rear garden
- Spacious lounge located on the first floor
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining Area	5.04m x 2.94m	16'6" x 9'8"
Utility	0.89m x 2.91m	2'11" x 9'6"
WC	0.89m x 1.89m	2'11" x 6'2"

Lounge	5.04m x 4.20m	16'6" x 13'9"
Bedroom 3	2.44m x 2.94m	8'0" x 9'8"
Bedroom 4	2.52m x 2.94m	8'3" x 9'8"
Bathroom	1.67m x 2.74m	5'6" x 9'0"

Master Bedroom	3.70m x 4.61m	12'2" x 15'1"
En-suite	1.13m x 3.61m	3'8" x 11'10"
Bedroom 2	3.35m x 3.39m	11'0" x 11'1"
En-suite	1.61m x 2.20m	5'3" x 7'3"

*Plot specific windows only fitted to end or semi-detached properties – See our Sales Advisor for details.

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Specification

Making your house a home
at Purston Grange in Featherstone



Kitchen

- Base and wall units in a range of traditional and contemporary styled doors and choice of handles
- A range of laminate worktops and matching upstand*
- Glass splashback to gas hob in a choice of colours
- LED feature lighting to underside of kitchen wall cupboards
- LED Chrome downlights
- Zanussi oven, gas hob & extractor hood*
- Stainless steel 1½ bowl sink and chrome mixer tap

Utility

- Worktops including plumbing and power supply for washing machine and tumble dryer*



ZANUSSI



Bathroom & En-suite

- Ideal Standard Concept Air Cube range sanitaryware in white
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Hansgrohe Logis basin and bath mixer taps in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- Recessed LED chrome downlights
- Heated towel rail in white
- Shaver socket to master en-suite
- Extractor fan to bathroom and en-suites

iIdeal
STANDARD

hansgrohe

mira
SHOWERS

Interior Features

- Crown white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase in white with oak stained handrail and newel post
- Skirting board and architrave painted in white gloss

Wardrobes

- Hammonds fitted wardrobes to master bedroom with hanging rail and shelf*

HAMMONDS
THE FITTED FURNITURE COMPANY

CROWN



Flooring

- Vinyl flooring in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites*

Tiling

- Half height to walls and full height to shower cubicle in a choice of ranges to family bathroom and en-suite*

Plumbing and Heating

- Ideal standard boiler system with dual zone heating
- White enamelled radiators and towel rails to bathroom and en-suite



Electrical

- Security alarm with PIR sensors
- External lights with PIR sensor to front and rear of property
- Chrome LED downlights to kitchen, utility, WC, bathroom and en-suite
- Low energy light bulbs throughout
- USB socket to kitchen, lounge and all bedrooms
- Mains operated and battery backup smoke alarms



Exterior Features

- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 4 panel front door with opaque glazing in anthracite grey with chrome letter box, handle and house numbers*
- Hormann vertically boarded garage door in anthracite grey
- PVCu French door in white*
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing
- Turf to rear garden
- Electric car charging point - smart app enabled
- Solar panels*

Warranty

- 10 year build warranty



How to find us

Pontefract Road, Featherstone, WF7 5AJ

DIRECTIONS FROM WAKEFIELD:

- Leave Wakefield and head East on the A638 Doncaster Road
- Continue on this and bear left towards Sharlston Common and Featherstone on the A645, Weeland Road
- This will bring you into Featherstone directly onto Pontefract Road where you will find the development

DIRECTIONS FROM LEEDS:

- Head out of Leeds on the M621 South and merge onto M1
- At junction 42, turn left onto the M62 towards Hull
- Continue on this until junction 32, then take this and bear right on the A639 towards Pontefract
- When you reach the centre of Pontefract, turn right on Wakefield Road and this will bring you into Featherstone directly onto Pontefract Road where you will find the development

DIRECTIONS FROM DONCASTER:

- Take the A635 from the City out towards the A1(M)
- Head North on the A1(M) for two junctions, then leave on the A639 Doncaster Road towards Pontefract
- When you reach the centre of Pontefract, turn left on Wakefield Road and this will bring you into Featherstone directly onto Pontefract Road where you will find the development



About the area

Purston Grange is an exclusive collection of just thirty four 3 & 4 bedroom semi-detached homes in a range of beautiful designs.

Featherstone is a lovely location with many local amenities for you to enjoy. The most popular attractions in the area are the breathtaking National Trust Park Nostell Priory and Farmer Copleys, where there is a farm shop, a lovely coffee shop full of sumptuous treats and several events held throughout the year. The pumpkin picking season is always great here, where people come from miles around.

Xscape and Junction 32 Shopping Outlet are also close by, giving so much to do for all the family.

The town is surrounded by beautiful countryside and yet Wakefield, Leeds and Doncaster are also close by; making Purston Grange a great place for the whole family to appreciate.

Sales Information Centre open Thursday to Monday 11am - 5pm

Tel: 01924 911413 | Email: purstongrange@orionhomes.co.uk | Visit: orionhomes.co.uk



Raising Standards. Protecting Homeowners

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