



# PRIMROSE

PLACE



Welcome to **Primrose Place**, a highly desirable development of just three bespoke new build properties from award winning luxury developer Villafont Homes.

With an enviable position on a leafy and characterful street in the heart of bustling Urmston, this aesthetically pleasing trio of stylish and contemporary four bedroom homes combines exceptional design with a superior internal specification to offer sophisticated suburban living at its very best...





## SUBURBAN LIVING AT ITS VERY BEST

Situated on Primrose Road, just short walk from Urmston railway station, **Primrose Place** is superbly located in the centre of Urmston; a thriving suburb of Greater Manchester that is fast gaining a reputation as a great place to live, work & play thanks to its blossoming food scene, highly rated schools and family-friendly leisure facilities.

Urmston offers a vibrant array of high street shops and stores at one of Trafford's most highly regarded town centre shopping destinations, Eden Square, alongside a range of excellent independent boutiques, restaurants, café bars and coffee shops. The town is increasingly popular with young professionals, families and couples who all appreciate its diverse selection of amenities.

Just a short drive away are into Trafford Centre, MediaCityUK and The Lowry. Manchester city centre is easily reached in less than 10 minutes rail, and the town's position just off the M60 motorway makes it ideal for commuters across the North West and connections further afield thanks to Manchester Airport which is just 15 minutes away.

New restaurant openings and a flourishing monthly artisan market with a fabulous food and drink selection have attracted an increasing number of 'foodies' to Urmston, while the town is also in high demand from families who move to the area for its outstanding primary schools and the Borough of Trafford's highly regarded grammar school system.

Urmston boasts plenty of open green space, such as the beautiful Abbotsfield Park which offers tennis courts, a bowling green, children's play areas and one of Manchester's last remaining miniature railways, and is close to both the River Mersey and Manchester Ship Canal.

## SITE PLAN



## STYLISH HOMES WITH SUPERIOR SPECIFICATIONS

Exceptionally designed to blend effortlessly with existing architecture, the stunning new homes at **Primrose Place** offer the very latest in stylish and contemporary modern living but with an essence of historical charm and character that is in keeping with the period properties in Urmston town centre.

Light, bright and spacious, they are traditionally built and generously proportioned with larger-than-average room sizes that are further enhanced with a selection of beautiful finishing touches and a superior specification that adds prestige and individuality to each home.

Villafont prides itself on pushing the boundaries of expectation; delivering exquisitely designed new build homes in low volumes that allows each property to feel bespoke to its new owner.

Years of experience and development expertise have enabled the team to maximise floor layouts, room proportions and ceiling heights to create fabulous properties where every last detail has been considered, both inside and out.









## LUXURIOUS HOMES FOR MODERN LIFESTYLES

Family life is at the heart of the design of each home at **Primrose Place** with each property offering a well designed layout over three floors that perfectly suits the demands of modern lifestyles.

Forming the hub of the home on the ground floor is an open-plan kitchen dining area, complete with utility room and downstairs w/c, and contemporary bi-fold doors that open out onto a delightful patio and rear garden. Perfect for entertaining, the kitchen links to a separate lounge which offers an additional comfortable space for relaxing, reading or watching television.

Four spacious double bedrooms can be found on the first and second floors. The master bedroom features a beautiful bay window that allows natural daylight to brighten and warm the room. It also benefits from fitted wardrobes and a sumptuous en suite bathroom to create a private retreat for parents. Each of the other well appointed three bedrooms in each property also benefit from an en suite shower room.

Carefully considered, the properties at **Primrose Place** enjoy an exceptional design and this, combined with the sought-after location in Urmston town centre, ensure this exclusive development is only for the privileged few



GROSS INTERNAL AREA:  
1420 SQ FT (132 SQ M)

GROUND FLOOR

HALL/ LIVING	15'10" x 11'11"
WC	7'8" x 2'11"
STORE	7'8" x 5'11"
KITCHEN/ DINING	15'10" x 10'9"

FIRST FLOOR

MASTER BEDROOM	15'10" x 11'8"
ENSUITE BATHROOM	7'8" x 5'3"
BEDROOM 1	15'10" x 10'9"
ENSUITE BATHROOM	7'8" x 3'4"

SECOND FLOOR

BEDROOM 2	15'10" x 8'8"
ENSUITE BATHROOM	7'8" x 3'4"
BEDROOM 3	15'10" x 9'5"
ENSUITE BATHROOM	7'8" x 3'4"







**Disclaimer**

Please note that the details specified within this brochure are for guidance only. It should be noted that some representation of The Heights, whilst similar, may not be necessarily accurate in every respect.

Customers should note that layout illustrations provided are an example of the house types planned at The Heights and marginal internal changes and window positions may be apparent from plot to plot. Floor layouts shown are for information purposes only. All dimensions indicated are approximate and any furniture layouts are for illustrative purposes also. Note Bedroom dimensions are taken into wardrobe recess. Homes may be "handed" (mirror image) versions of the illustrations.

Detailed plans and specifications are available for inspection upon request and customers must check their individual specifications prior to making a reservation.





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TRADING PLACES ●

VILLAFONT