

Edmund Place

Bentley



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HOMES



Edmund Place Bentley

A collection of 2, 3 & 4 bedroom homes close to the city of Doncaster.

Our stylish collection of brand new homes in Bentley, have been purposefully designed for contemporary living. With something suitable for all types of prospective purchasers including starter homes for first-time buyers, spacious four-bedroom homes for growing families as well as luxury living in our modern three-storey townhouses at Edmund Place.

If you're looking for a quality new home in a fantastic location within easy reach to the city of Doncaster and great transport links, then your search ends here!

The A19 and A638 alike connect you to an extensive network of major roads leading on to the A1(M) and M18, giving you access to cities both north and south such as Leeds, Sheffield, Nottingham to name a few. Living here you can also benefit from Bentley's train station, less than a one mile walk from the development.

Equally close is Bentley's high street boasting supermarkets, coffee shops, beauticians, pubs, pharmacy and much more for your convenience.

Edmund Place

Bentley DN5 7ZA | 01302 713 320

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Development layout



4 bedroom home

- The Mylne

3 bedroom home

- The Bentley
- The Becket
- The Barmby

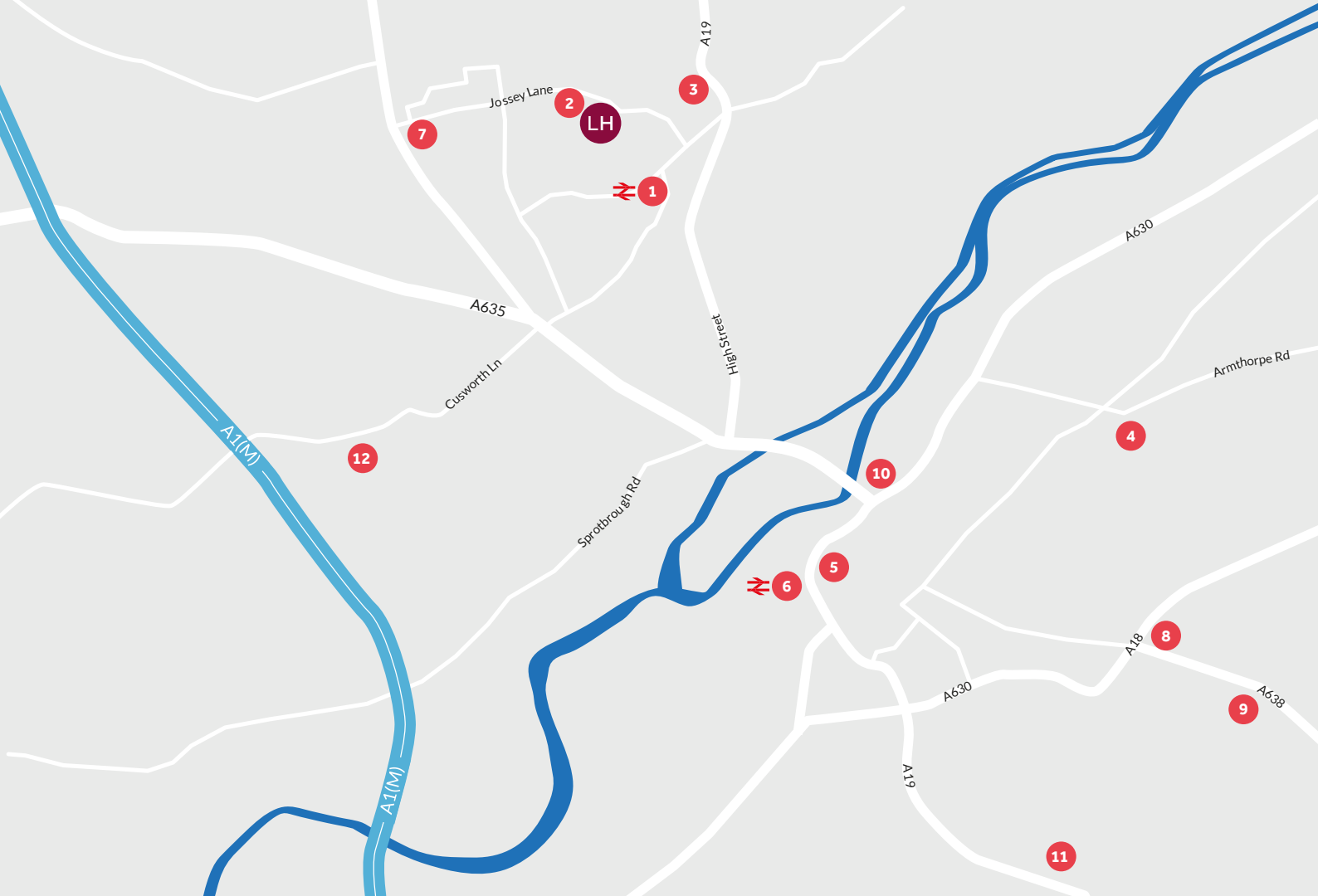
2 bedroom home

- The Cartwright

Pre sold homes

- 1&2 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

1 Bentley Train Station

2 Castle Hills Primary School

3 Bentley Park

4 Doncaster Royal Infirmary

5 Frenchgate Shopping Centre

6 Doncaster Train Station

7 Don Valley Academy

8 Doncaster Racecourse

9 The Dome

10 Doncaster College

11 Lakeside Village Outlet Shopping

12 Cusworth Hall Museum & Park

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).

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The Mylne

4 bedroom home

Edmund Place

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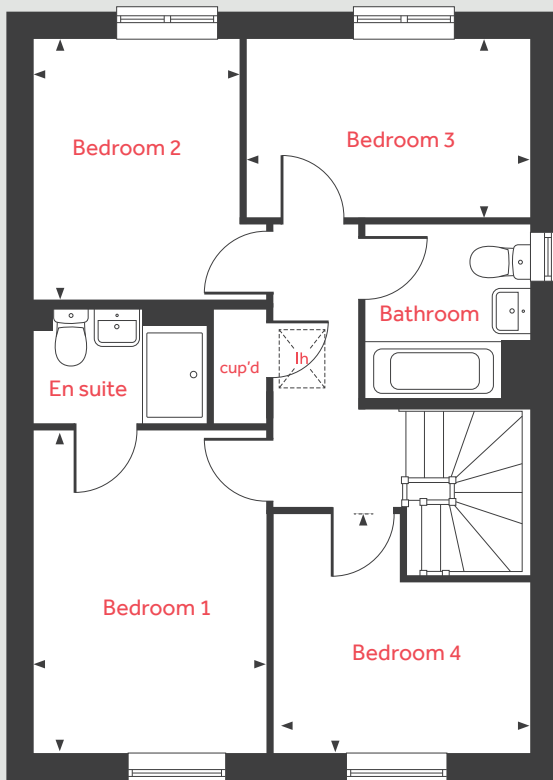
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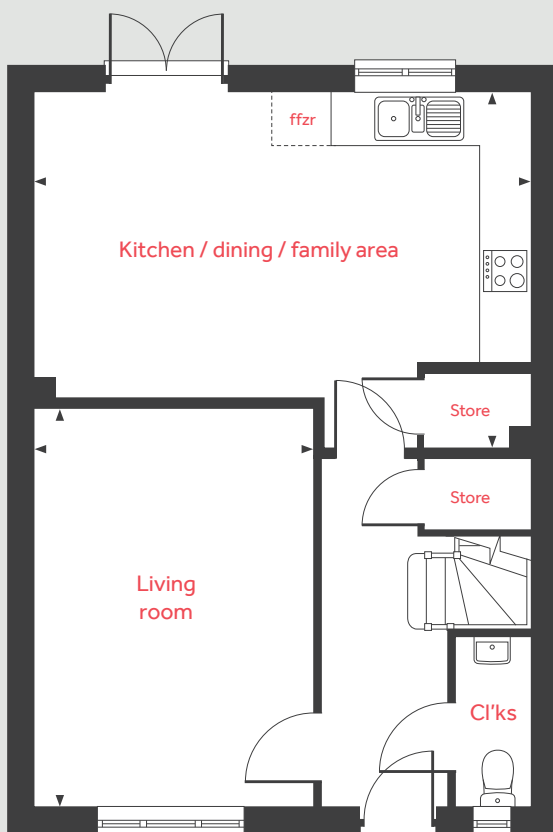
The Mylne

4 bedroom home

First floor



Ground floor



Ground floor

Living room

4.83m x 3.39m 15'10" x 11'1"

Kitchen / dining / family area

6.04m x 4.37m 19'9" x 14'4"

First floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

Bedroom 3

3.39m x 2.20m 11'1" x 7'3"

Bedroom 4

3.10m x 2.10m 10'2" x 6'11"

| | | | |
|-------|------------|------|----------------------|
| lh | loft hatch | ffzr | fridge freezer space |
| cup'd | cupboard | ◀ ▶ | measuring points |

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The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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The Becket

3 bedroom home

Edmund Place

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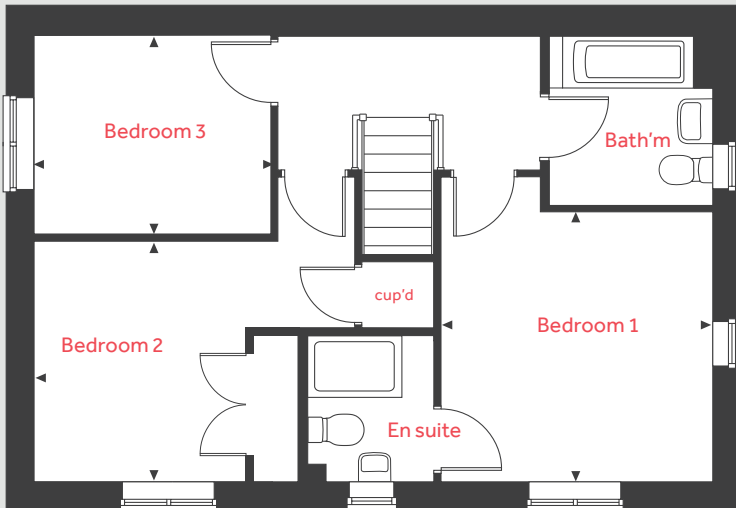
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area

5.59m x 2.90m 18' 4" x 9' 6"

Living room

5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1

3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2

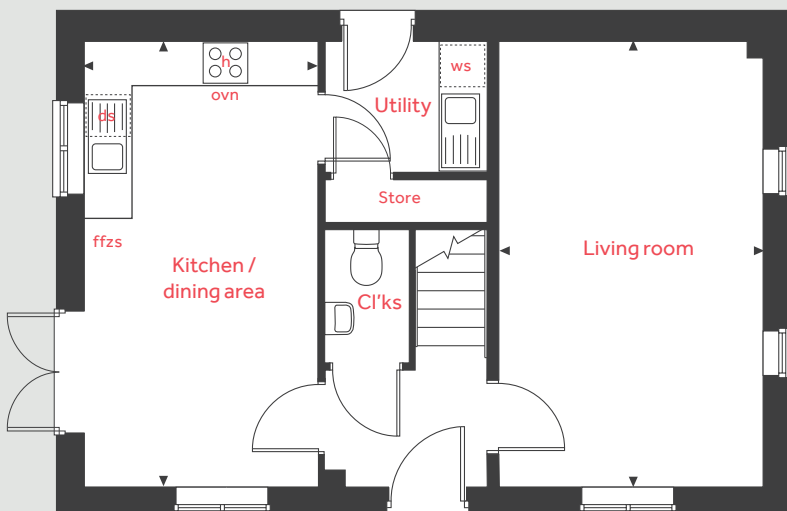
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3

2.99m x 2.56m 9' 10" x 8' 5"

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | ws | washing machine space |
| ovn | oven | cup'd | cupboard |
| ffzs | fridge freezer space | < > | measuring points |
| ds | dishwasher space | | |

Ground floor



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The Bentley

3 bedroom home

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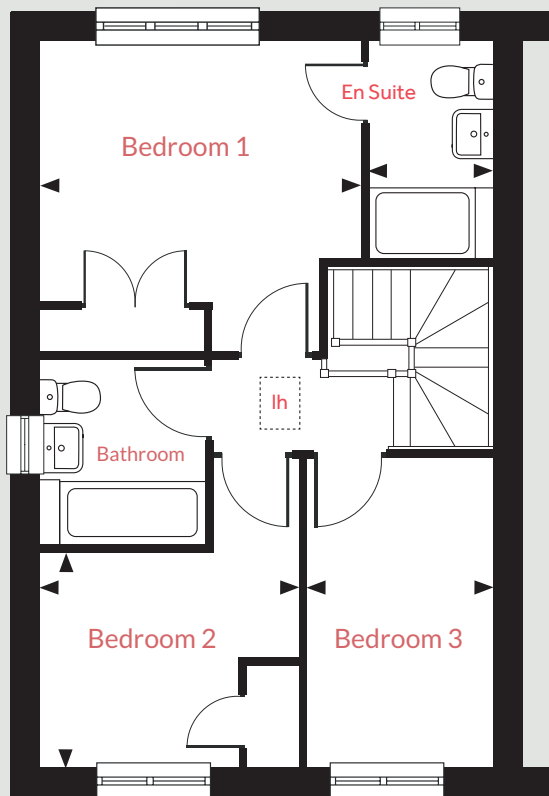
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The Bentley

3 bedroom home

First floor



Ground floor

Living room / dining area

5.49m x 5.19m 18'00" x 17'00"

Kitchen

2.85m x 2.46m 9'4" x 8'1"

First floor

Bedroom 1

3.69m x 3.57m 12' 1" x 11' 8"

Bedroom 2

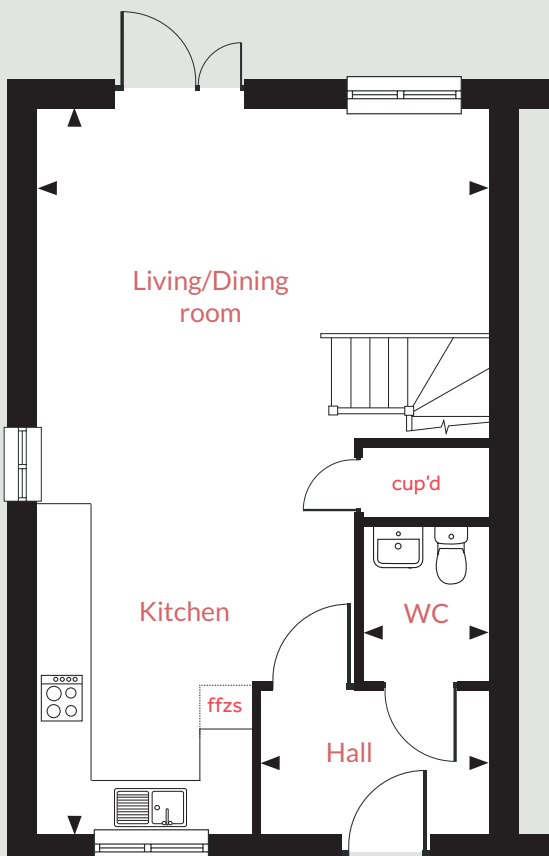
2.98m x 2.43m 9' 9" x 8' 0"

Bedroom 3

3.54m x 2.13m 11' 7" x 7' 0"

| | | | |
|-------|------------|------|----------------------|
| lh | loft hatch | ffzs | fridge freezer space |
| cup'd | cupboard | ◀ ▶ | measuring points |

Ground floor



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The Barmby

3 bedroom home

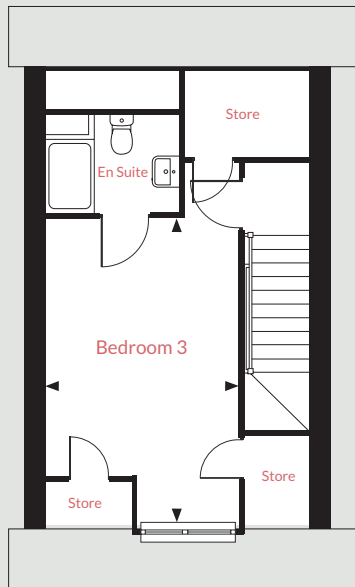
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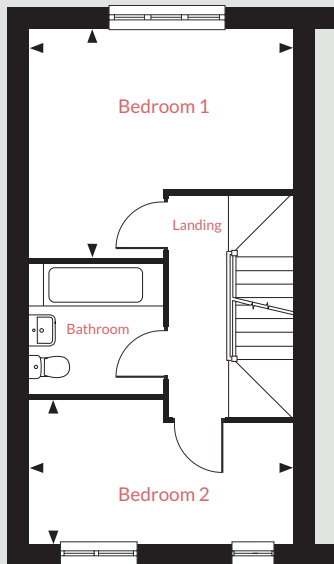
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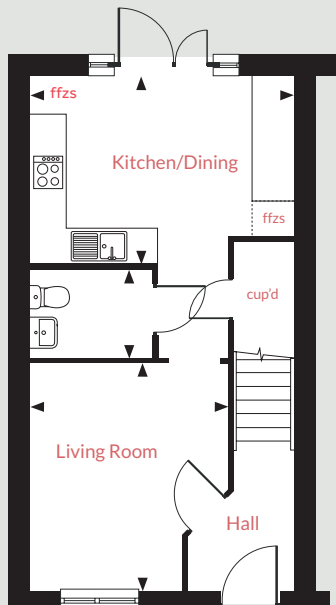
Second floor



First floor



Ground floor



The Barmby

3 bedroom home

Ground floor

Living room

3.74m x 3.28m 12'3" x 10'9"

Kitchen / dining area

4.35m x 3.12m 14'3" x 10'2"

First floor

Bedroom 1

4.35m x 3.79m 14'3" x 12'5"

Bedroom 2

4.35m x 2.37m 14'3" x 7'9"

Second floor

Bedroom 3

3.19m x 4.25m 10'5" x 13'11"

ffzs fridge freezer space cup'd cupboard
 ◀ ▶ measuring points

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The Cartwright

2 bedroom home

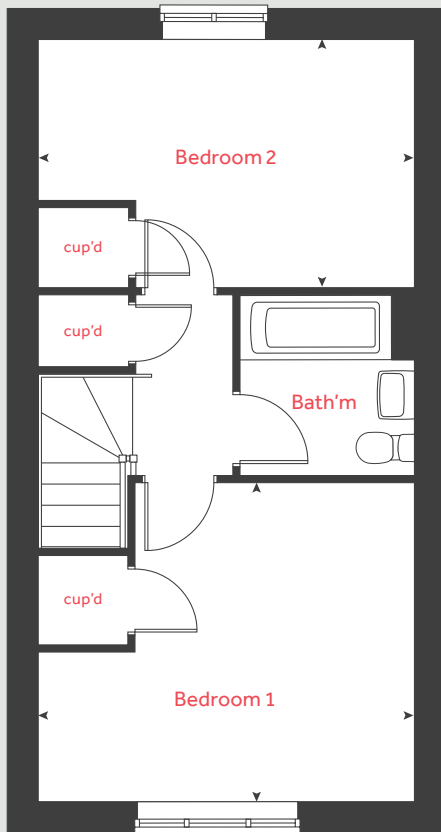
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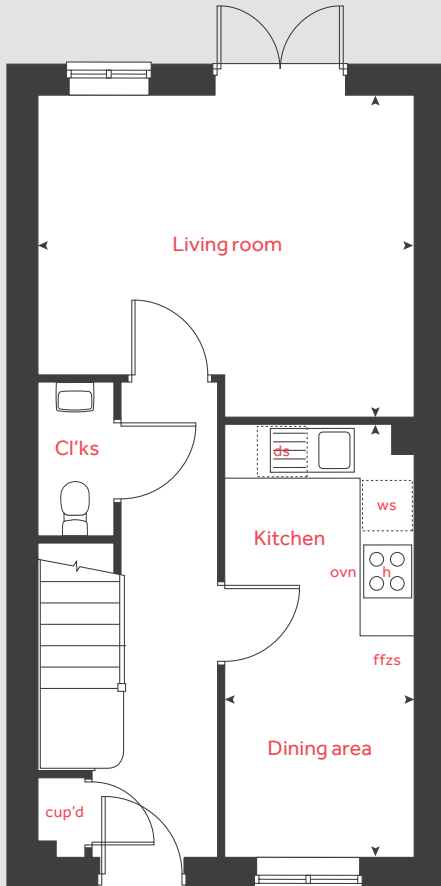
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First floor



Ground floor



The Cartwright

2 bedroom home

Ground floor

Kitchen / dining area

4.82m x 2.13m 15' 10" x 7' 0"

Living room

4.20m x 3.58m 13' 9" x 11' 9"

First floor

Bedroom 1

4.20m x 3.58m 13' 9" x 11' 9"

Bedroom 2

4.20m x 2.76m 13' 9" x 9' 1"

| | | | |
|------|----------------------|-------|-----------------------|
| h | hob | cup'd | cupboard |
| ovn | oven | ws | washing machine space |
| ffzs | fridge freezer space | ◀ ▶ | measuring points |
| ds | dishwasher space | | |

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Specification

We give you so much more

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Specification

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Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

| | 2 bedroom | The Cartwright | 3 bedroom | The Bentley | The Becket | The Barby | 4 bedroom | The Mylne |
|--|-----------|----------------|-----------|-------------|------------|-----------|-----------|-----------|
| Kitchen | | | | | | | | |
| Symphony Konzept range kitchen with laminate worktop | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | | | | ■ | | | | |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood | ■ | ■ | ■ | ■ | ■ | ■ | | |
| Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood | | | | | | | | ■ |
| White pendant light holder | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Fridge/ freezer space | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Space for integrated dishwasher with plumbing and electrics | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Space for washing machine with plumbing and electrics in kitchen | ■ | ■ | | ■ | | | | ■ |
| Space for washing machine with plumbing and electrics in utility | | | | ■ | | | | |
| Bathroom, en suite(s) | | | | | | | | |
| Contemporary white Tempo sanitaryware | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Close coupled WC to cloakroom | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Low profile shower tray with glass enclosure in ensuite | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Handheld hair wash attachment in bathroom | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Shower over the bath | ■ | | | | | | | |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| White batten light holder | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Doors & Windows | | | | | | | | |
| Front door with multi-point security locking system and security chain | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| PVCu double glazing to windows | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Double glazed PVCu French doors | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Internal ladder door style pre-primed with Brass Satin finish handles | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Paving outside French/bifold door and path to garage personnel door (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Other | | | | | | | | |
| White painted walls and smooth white ceilings | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| TV point to lounge and family room (where applicable) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Master telephone socket to lounge and study where applicable | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal combi-boiler with Honeywell heating control and room thermostat(s) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Contemporary lantern to front door and wiring only to the rear door | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Mains wired smoke detectors with battery back-up | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Power and lighting to garage (where in curtilage of the plot) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Enclosed fenced rear garden, and garden gate (where applicable). | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| NHBC Buildmark cover | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| First two years' customer service support from Linden Homes | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |