



— WELCOME TO —
**ETHERLEY
MEADOWS**

BISHOP AUCKLAND,
COUNTY DURHAM



**DESIGNED
FOR LIVING.**

www.kenleyhomes.co.uk

SALES@KENLEYHOMES.CO.UK | 07799 764 628



KENLEY
— HOMES —

GENERAL

Traditional brick and block construction with insulated ground floor, cavity wall and loft insulation

Fitted kitchen in a choice of finishes*

Choice of 40mm laminate worktops and matching upstands

1.5 stainless steel bowl and mixer tap

SMEG appliances – fridge freezer, single oven, hob and extractor hood and stainless-steel splashback to hob

Plumbing for built-in washing machine and dishwasher

Chrome downlights*

BATHROOM/EN-SUITE/CLOAKROOM

Ideal Standard sanitary ware

Choice of Porcelanosa tiling to specified tiling areas**

Thermostatic shower to en-suite

Chrome finish to taps and fixings

ELECTRICAL

White electrical sockets throughout

Power and light to garage**

Ceiling pendant or fixed ceiling lighting with energy efficient bulbs

Smoke detectors (mains powered with battery back-up)

Internet and TV points to lounge and main bedroom

PLUMBING

White radiators throughout

Gas fired combination boiler only OR heat-only boiler and hot water storage cylinder**

INTERNAL FINISHES

Walls and ceilings finished in matte white paint

Woodwork finished in white gloss

EXTERNAL FINISHES

Front garden landscaped as per development specific details

Rear garden top soiled and rotavated

1800mm close boarded fencing to rear boundaries

Driveways finished in permeable block paving

10-year warranty with Premier Plus

SITE MAP



*subject to build stage.

**plot specific – see sales executive for more details.

Estate charge
£144 per annum.

Information correct at
time of printing.

DESIGNED FOR LIVING.

Two and three bedrooms semi-detached

Three, four and five bedrooms detached

KEY

-  The Maltby
2 Bed Semi/Terrace
-  The Dudley
3 Bed Semi/Terrace
-  The Welby
3 Bed Detached
-  The Hatfield
3 Bed Detached
-  The Thurlow
3 Bed Detached
-  The Barrington
4 Bed Detached
-  The Turnbull
4 Bed Detached
-  The Tunstall
4 Bed Detached
-  The Langley
4 Bed Detached
-  The Wolsey
4 Bed Detached
-  The Cuthbert
5 Bed Detached

— WELCOME TO —
**ETHERLEY
MEADOWS**

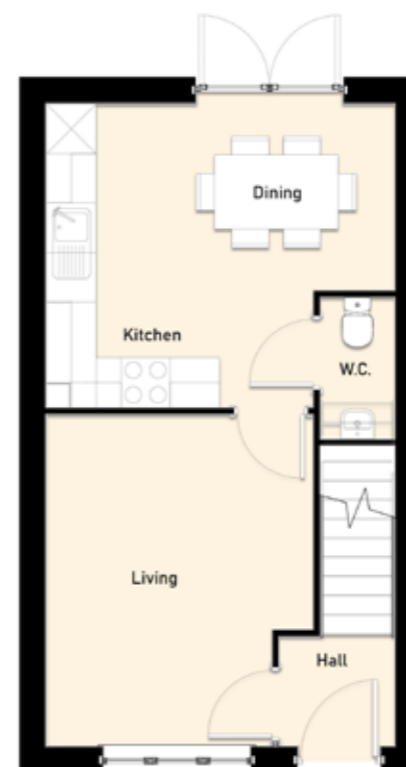
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THE MALTBY

2 BEDROOM
SEMI-DETACHED/TERRACE HOME
717 SQ FT



GROUND FLOOR

HALL

4'3" (L) x 4'6" (W) 1.29m (L) x 1.38m (W)

LIVING ROOM

13'2" (L) x 10'7" (W) 4.01m (L) x 3.22m (W)

KITCHEN

12'4" (L) x 13'10" (W) 3.75m (L) x 4.21m (W)



FIRST FLOOR

MASTER BEDROOM

8'6" (L) x 13'10" (W) 2.59m (L) x 4.21m (W)

BEDROOM 2

9'10" (L) x 13'10" (W) 2.99m (L) x 4.21m (W)

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THE MALTBY

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THE DUDLEY

3 BEDROOM
SEMI-DETACHED/TERRACE HOME
1,005 SQ FT



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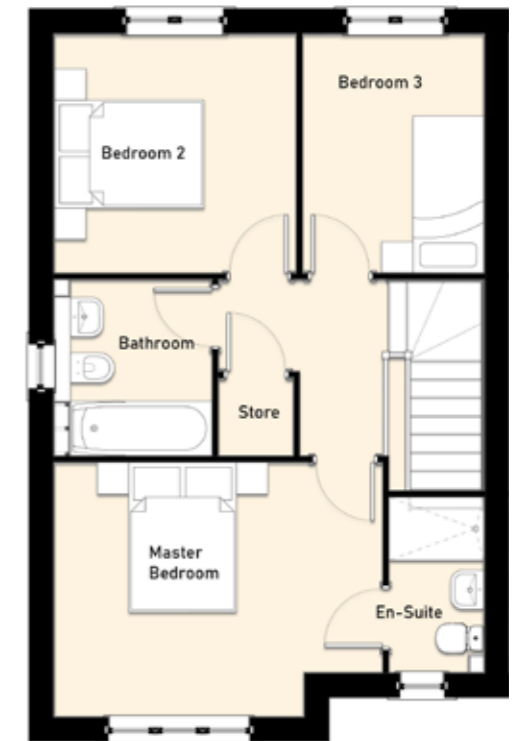


GROUND FLOOR

HALL	
16'4" (L) x 6'7" (W)	4.97m (L) x 2m (W)
LIVING ROOM	
16' (L) x 10'9" (W)	4.87m (L) x 3.27m (W)
KITCHEN/DINING	
11'10" (L) x 17'10" (W)	3.6m (L) x 5.43m (W)

FIRST FLOOR

MASTER BEDROOM	
10'7" (L) x 13'8" (W)	3.22m (L) x 4.16m (W)
BEDROOM 2	
9'11" (L) x 10' (W)	3.02m (L) x 3.04m (W)
BEDROOM 3	
9'11" (L) x 7'3" (W)	3.02m (L) x 2.2m (W)



THE DUDLEY



THE THURLOW

3 BEDROOM
DETACHED HOME
1,095 SQ FT

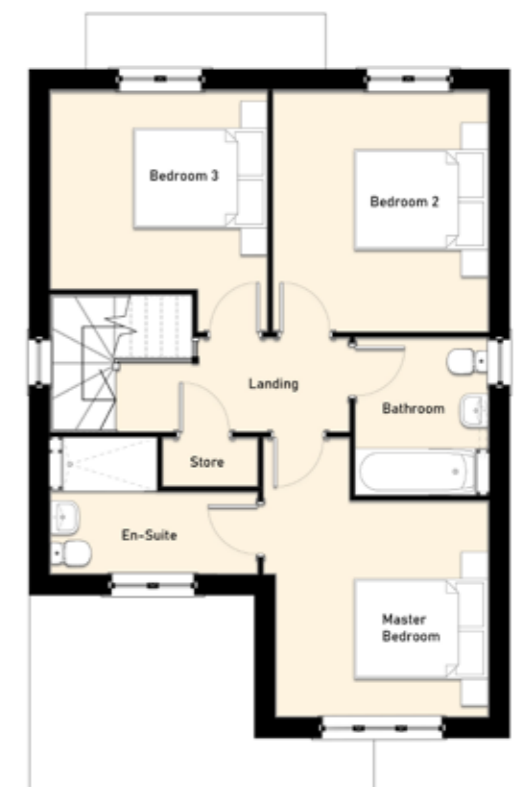


GROUND FLOOR

HALL	
4'2" (L) x 4'1" (W)	1.28m (L) x 1.24m (W)
LIVING	
14'9" (L) x 10'2" (W)	4.49m (L) x 3.09m (W)
KITCHEN/DINING	
14'3" (L) x 21'5" (W)	4.35m (L) x 6.52m (W)

FIRST FLOOR

MASTER BEDROOM	
13'8" (L) x 11' (W)	4.16m (L) x 3.35m (W)
BEDROOM 2	
11'9" (L) x 10'6" (W)	3.58m (L) x 3.2m (W)
BEDROOM 3	
11'9" (L) x 10'7" (W)	3.58m (L) x 3.22m (W)



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THE THURLOW

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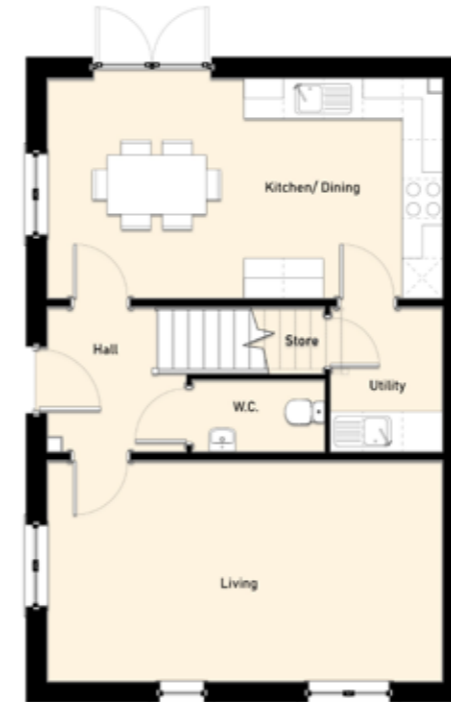
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THE WELBY

3 BEDROOM
DETACHED HOME
1,188 SQ FT

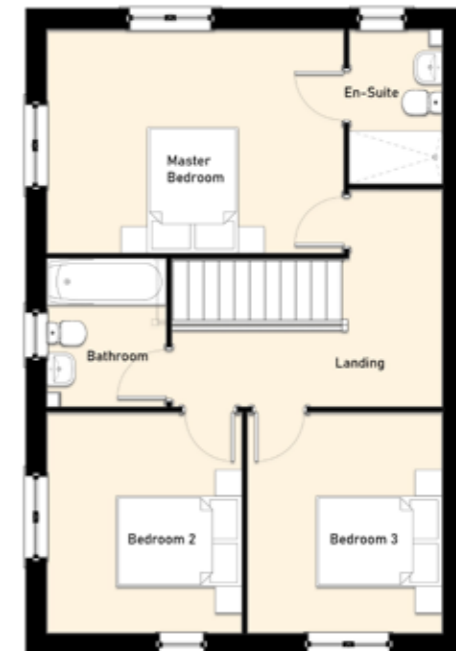


GROUND FLOOR

KITCHEN/DINING	
10'10" (L) x 19'7" (W)	3.29m (L) x 5.96m (W)
LIVING	
10'11" (L) x 19'7" (W)	3.32m (L) x 5.96m (W)
UTILITY	
7'1" (L) x 5'6" (W)	2.15m (L) x 1.67m (W)
HALL	
7'1" (L) x 6'10" (W)	2.15m (L) x 2.08m (W)

FIRST FLOOR

MASTER BEDROOM	
11' (L) x 14'8" (W)	3.35m (L) x 4.47m (W)
BEDROOM 2	
10'11" (L) x 9'7" (W)	3.32m (L) x 2.92m (W)
BEDROOM 3	
10'11" (L) x 9'7" (W)	3.32m (L) x 2.92m (W)



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THE HATFIELD

3 BEDROOM
DETACHED HOME
1,200 SQ FT

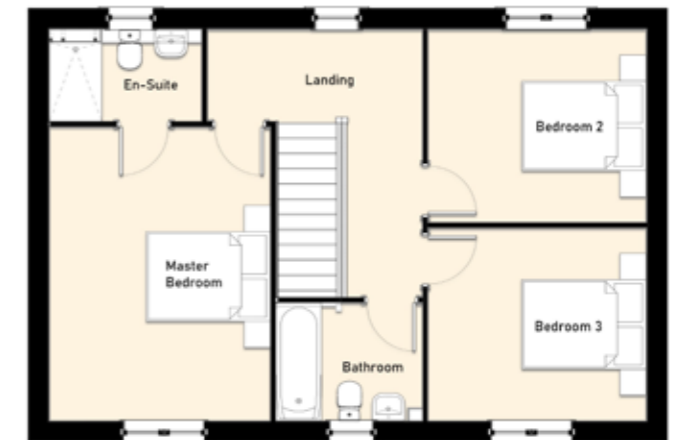


GROUND FLOOR

HALL		
7'2" (L) x 7'1" (W)	2.18m (L) x 2.15m (W)	
KITCHEN/DINING		
19'6" (L) x 10'10" (W)	5.95m (L) x 3.3m (W)	
LIVING		
21'9" (L) x 10'11" (W)	6.62m (L) x 3.32m (W)	
UTILITY		
5'3" (L) x 7'2" (W)	1.6m (L) x 2.18m (W)	

FIRST FLOOR

MASTER BEDROOM		
14'8" (L) x 11' (W)	4.47m (L) x 3.35m (W)	
BEDROOM 2		
9'7" (L) x 10'11" (W)	2.92m (L) x 3.32m (W)	
BEDROOM 3		
9'7" (L) x 10'11" (W)	2.92m (L) x 3.32m (W)	



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THE HATFIELD

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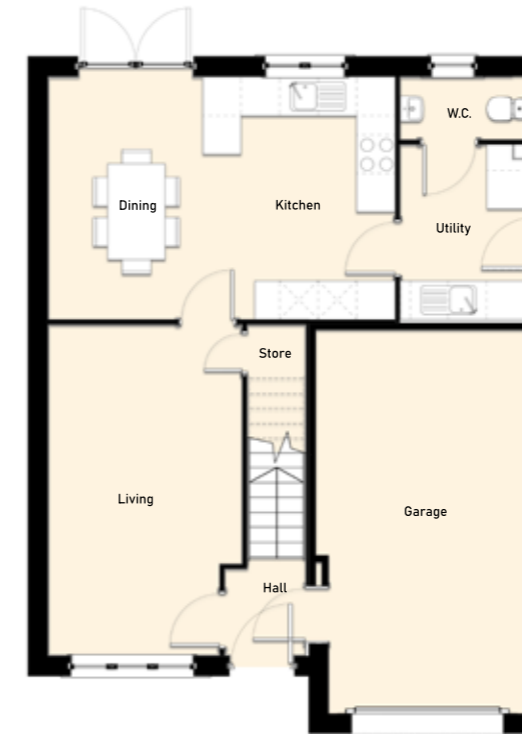
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THE WOLSEY

4 BEDROOM
DETACHED HOME
1,225 SQ FT



GROUND FLOOR

HALL		
4'4" (L) x 4'1" (W)	1.32m (L) x 1.24m (W)	
LIVING		
16'10" (L) x 9'10" (W)	5.13m (L) x 2.99m (W)	
KITCHEN/DINING		
12'4" (L) x 17'8" (W)	3.76m (L) x 5.38m (W)	
UTILITY		
8'11" (L) x 6'4" (W)	2.71m (L) x 1.93m (W)	

FIRST FLOOR

MASTER BEDROOM		
17'9" (L) x 10'9" (W)	5.41m (L) x 3.27m (W)	
BEDROOM 3		
11'7" (L) x 9'10" (W)	3.53m (L) x 2.99m (W)	
BEDROOM 2		
12'6" (L) x 11'9" (W)	3.81m (L) x 3.58m (W)	
BEDROOM 4		
10'6" (L) x 12'4" (W)	3.2m (L) x 3.75m (W)	



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THE WOLSEY

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THE BARRINGTON

4 BEDROOM
DETACHED HOME
1,269 SQ FT



GROUND FLOOR

HALL
14'10" (L) x 4'4" (W) 4.51m (L) x 1.32m (W)
LIVING
14'11" (L) x 9'2" (W) 4.54m (L) x 2.79m (W)
UTILITY
6'5" (L) x 6'6" (W) 1.95m (L) x 1.98m (W)
KITCHEN/DINING
13'1" (L) x 17'5" (W) 3.98m (L) x 5.33m (W)

FIRST FLOOR

MASTER BEDROOM
15'0" (L) x 13'7" (W) 4.58m (L) x 4.14m (W)
BEDROOM 2
14'10" (L) x 10'5" (W) 4.53m (L) x 3.17m (W)
BEDROOM 3
12'8" (L) x 12'2" (W) 3.86m (L) x 3.71m (W)
BEDROOM 4
9'6" (L) x 7'10" (W) 2.89m (L) x 2.40m (W)



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THE BARRINGTON

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THE TURNBULL

4 BEDROOM
DETACHED HOME
1,362 SQ FT



GROUND FLOOR

HALL	
17'1" (L) x 6'9" (W)	5.2m (L) x 2.06m (W)
LIVING	
24' (L) x 10'4" (W)	7.31m (L) x 3.14m (W)
KITCHEN/DINING	
24' (L) x 9'7" (W)	7.31m (L) x 2.92m (W)
UTILITY	
5'11" (L) x 6'7" (W)	1.8m (L) x 2m (W)

FIRST FLOOR

MASTER BEDROOM	
14'6" (L) x 9'7" (W)	4.41m (L) x 2.92m (W)
BEDROOM 2	
13'6" (L) x 10'6" (W)	4.11m (L) x 3.2m (W)
BEDROOM 3	
10'1" (L) x 7'1" (W)	3.08m (L) x 2.15m (W)
BEDROOM 4	
11'1" (L) x 7'0" (W)	3.39m (L) x 2.94m (W)



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THE TURNBULL

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THE TUNSTALL

4 BEDROOM
DETACHED HOME
1,554 SQ FT



GROUND FLOOR

HALL		
16'5" (L) x 6'11" (W)	5m (L) x 2.1m (W)	
LIVING		
15'10" (L) x 10'5" (W)	4.82m (L) 3.17m (W)	
KITCHEN/DINING/FAMILY		
11'8" (L) x 28'5" (W)	3.56m (L) x 8.66m (W)	
UTILITY		
3'11" (L) x 7'7" (W)	1.2m (L) x 2.31m (W)	

FIRST FLOOR

MASTER BEDROOM		
13'10" (L) x 10'11" (W)	4.21m (L) x 3.32m (W)	
WARDROBE		
6'6" (L) x 7'10" (W)	1.98m (L) x 2.39m (W)	
BEDROOM 2		
16'8" (L) x 10'1" (W)	5.07m (L) x 3.08m (W)	
BEDROOM 3		
13'5" (L) x 10'7" (W)	4.09m (L) x 3.22m (W)	
BEDROOM 4		
11'10" (L) x 9'7" (W)	3.6m (L) x 2.92m (W)	



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THE TUNSTALL

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THE LANGLEY

4 BEDROOM
DETACHED HOME
2,214 SQ FT



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GROUND FLOOR

HALL	
15'10" (L) x 6'8" (W)	4.82m (L) x 2.03m (W)
LIVING	
15'5" (L) x 13'3" (W)	4.69m (L) x 4.04m (W)
UTILITY	
5'10" (L) x 8'8" (W)	1.79m (L) x 2.64m (W)
FAMILY/DINING/KITCHEN	
10'11" (L) x 40'11" (W)	3.33m (L) x 12.48m (W)
GARDEN ROOM	
11'4" (L) x 12'11" (W)	3.45m (L) x 3.93m (W)

FIRST FLOOR

MASTER BEDROOM	
12'8" (L) x 20'1" (W)	3.86m (L) x 6.12m (W)
WARDROBE	
6'2" (L) x 7'3" (W)	1.87m (L) x 2.2m (W)
BEDROOM 2	
14'1" (L) x 13'6" (W)	4.29m (L) x 4.11m (W)
BEDROOM 3	
14'4" (L) x 11'10" (W)	4.36m (L) x 3.6m (W)
BEDROOM 4	
11'9" (L) x 13'4" (W)	3.58m (L) x 4.06m (W)



THE LANGLEY



THE CUTHBERT

5 BEDROOM
DETACHED HOME
2,768 SQ FT



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GROUND FLOOR

HALL	
12'9" (L) X 12'7" (W)	3.89m (L) x 3.83m (W)
STUDY	
11'3" (L) X 15'6" (W)	4.03m (L) x 4.72m (W)
LIVING	
16'6" (L) X 16'3" (W)	5.02m (L) x 4.95m (W)
UTILITY	
6'7" (L) X 10'11" (W)	2m (L) x 3.32m (W)
GARDEN ROOM	
11'4" (L) X 12'11" (W)	3.45m (L) x 3.93m (W)
DINING/KITCHEN	
12'6" (L) X 45'5" (W)	3.81m (L) x 13.84m (W)

FIRST FLOOR

MASTER BEDROOM	
12'5" (L) X 19'7" (W)	3.78m (L) x 5.96m (W)
WARDROBE	
5'2" (L) X 10'5" (W)	1.57m (L) x 3.17m (W)
BEDROOM 2	
12'9" (L) X 12'10" (W)	3.88m (L) x 3.91m (W)
BEDROOM 3	
11'2" (L) X 16'3" (W)	3.4m (L) x 4.95m (W)
BEDROOM 4	
8'11" (L) X 16'1" (W)	2.71m (L) x 4.9m (W)
BEDROOM 5	
8'11" (L) X 10'2" (W)	2.71m (L) x 3.08m (W)



THE CUTHBERT



LOCATION



Etherley Meadows is situated to the west of Bishop Auckland in the North East of England. A short distance from numerous supermarkets, retail parks, schools and leisure facilities.

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FOR LIVING.**

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