

Development Layout



BRANSTON LEAS



Branston, Burton-upon-Trent

Development Layout



Important Notice
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 60131 / February 2022.



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YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





THE CUTHBERT V3

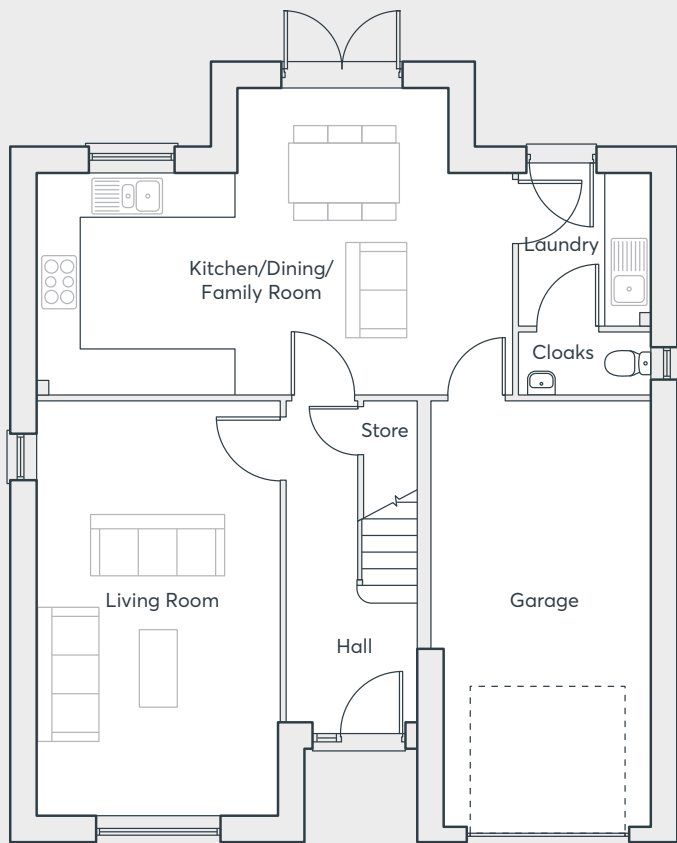
- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Integral garage with door to the kitchen/dining room
- Downstairs cloakroom
- Laundry room off the kitchen/dining room
- Master bedroom with en-suite and walk-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

**FIVE
BEDROOM
HOME**

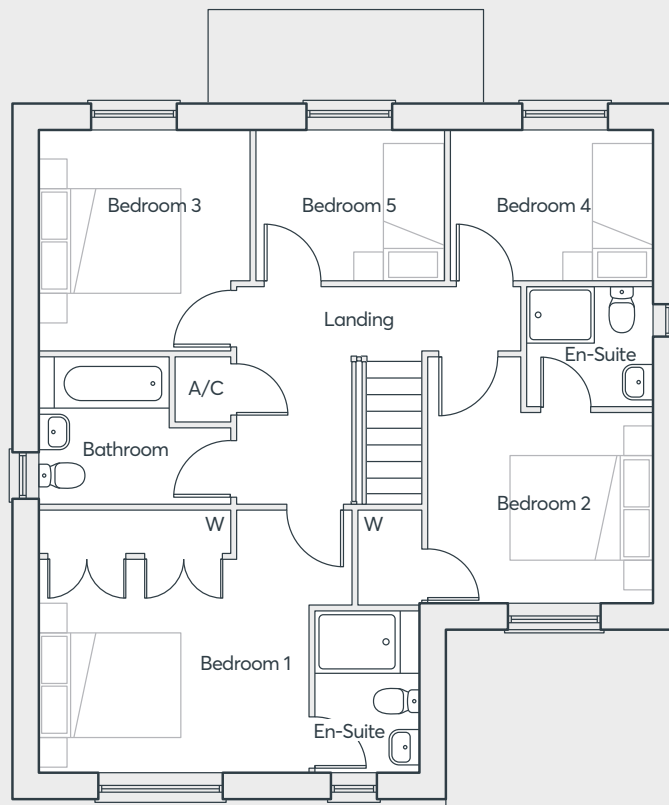
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE CUTHBERT v3

Kitchen	6.95m x 4.47m	22'10" x 14'8"
Living Room	6.03m x 3.56m	19'9" x 11'8"
Utility	2.24m x 1.93m	7'4" x 6'4"
Cloakroom	1.93m x 0.90m	6'4" x 2'11"
Garage	6.15m x 3.23m	20'2" x 10'7"
Bathroom	2.80m x 2.13m	9'2" x 7'0"
Bedroom 1	4.56m x 3.85m	15'0" x 12'8"
Bedroom 2	3.61m x 3.28m	11'10" x 10'9"
Bedroom 3	3.22m x 3.09m	10'7" x 10'2"
Bedroom 4	2.94m x 2.21m	9'8" x 7'3"
Bedroom 5	2.73m x 2.21m	8'11" x 7'3"
En-suite	1.85m x 1.72m	6'1" x 5'8"
En-suite	2.39m x 1.55m	7'10" x 5'1"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FIVE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE GARNET V2

- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

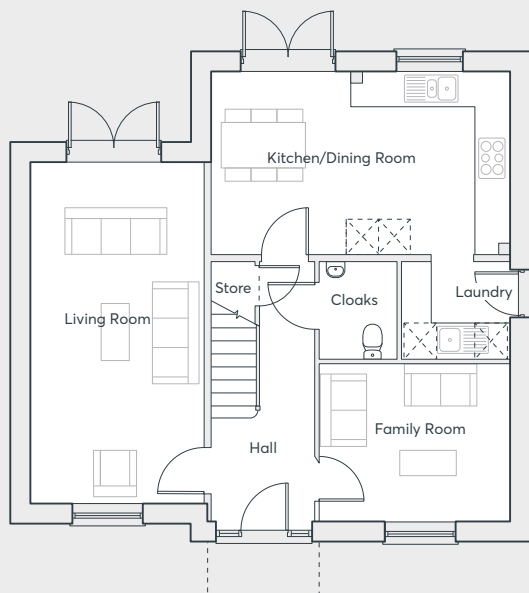
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

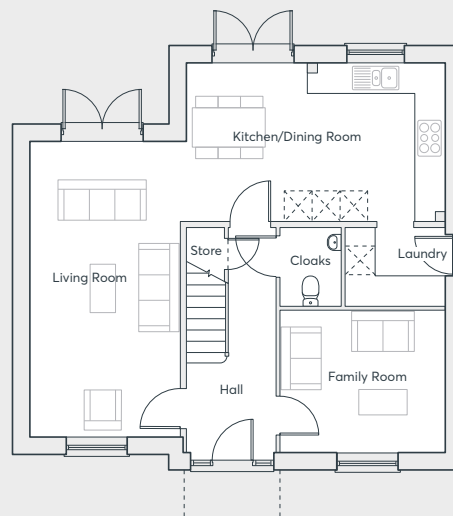
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

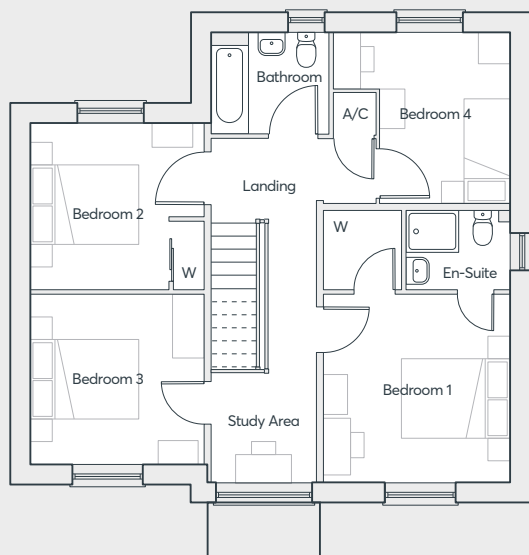
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



THE GARNET V2

Living Room	3.23m x 6.37m	10'7" x 20'11"
Family Room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry	2.16m x 1.69m	7'1" x 5'6"
Cloakroom	1.31m x 1.69m	4'4" x 5'6"
Bedroom 1	3.48m x 3.53m	11'5" x 11'7"
En-suite	1.95m x 1.51m	6'5" x 4'11"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.29m x 3.21m	10'9" x 10'6"
Bedroom 4	2.68m x 3.17m	8'9" x 10'5"
Bathroom	2.82m x 2.10m	9'3" x 6'11"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE BARLOW V2

- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Master bedroom with en-suite and walk-in wardrobe
- Built-in wardrobe to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

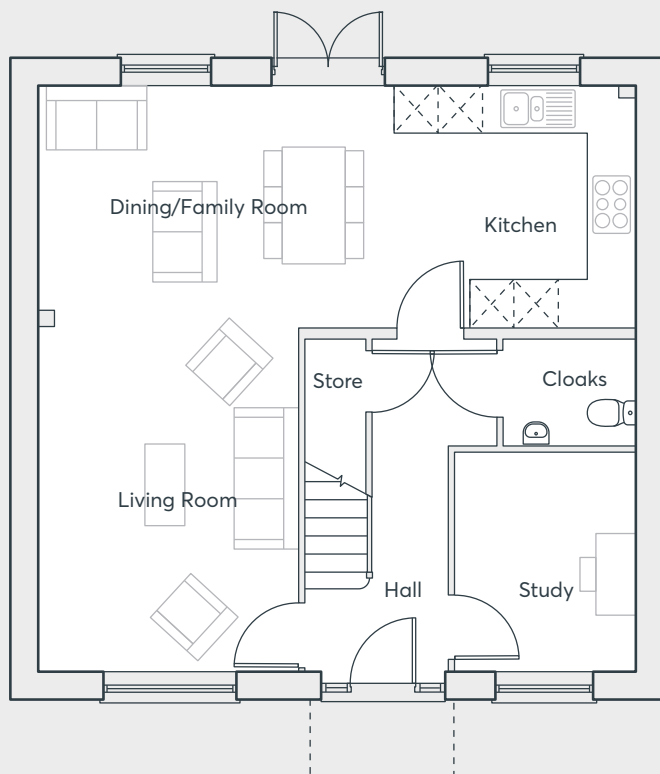
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

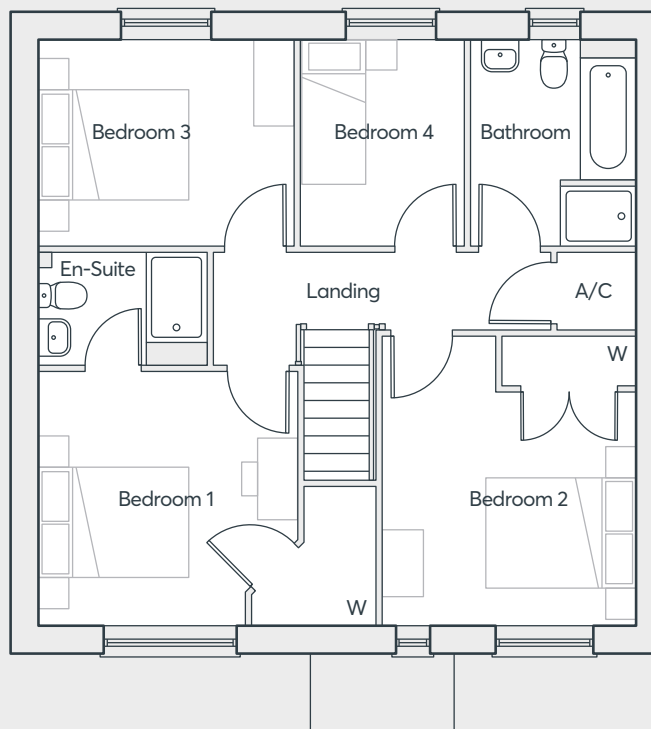
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE BARLOW V2



GROUND FLOOR



FIRST FLOOR

Living Room	3.50m x 4.65m	11'6" x 15'3"
Kitchen/Dining	8.06m x 3.28m	26'6" x 10'9"
Study	2.45m x 2.64m	8'0" x 8'8"
Laundry Room	1.50m x 1.50m	4'11" x 5'10"
Cloakroom	0.85m x 1.78m	2'9" x 5'10"
Bedroom 1	3.50m x 3.45m	11'6" x 11'4"
En-suite	2.29m x 1.51m	7'6" x 5'0"
Bedroom 2	3.42m x 3.91m	11'3" x 12'10"
Bedroom 3	3.45m x 2.76m	11'4" x 9'1"
Bedroom 4	2.21m x 2.76m	7'3" x 9'1"
Bathroom	2.24m x 2.79m	7'4" x 9'2"

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**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE HEXHAM V1

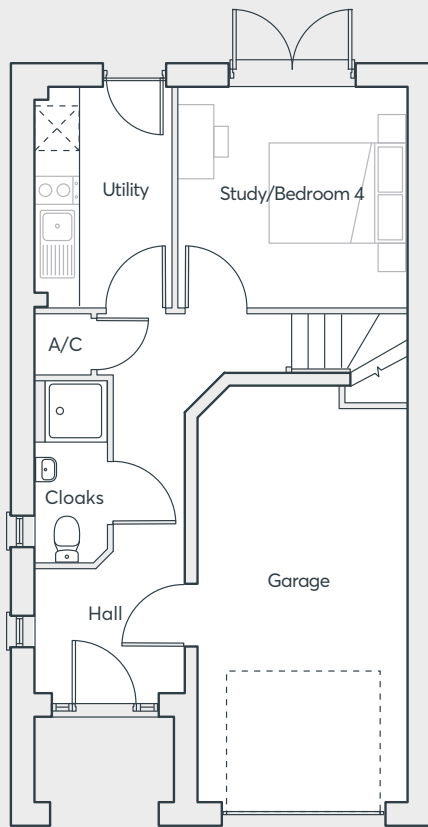
- Three storey home with Integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room with Juliet balcony
- Downstairs cloakroom with walk in shower cubicle
- Master bedroom with en suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four offers an excellent, flexible space
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

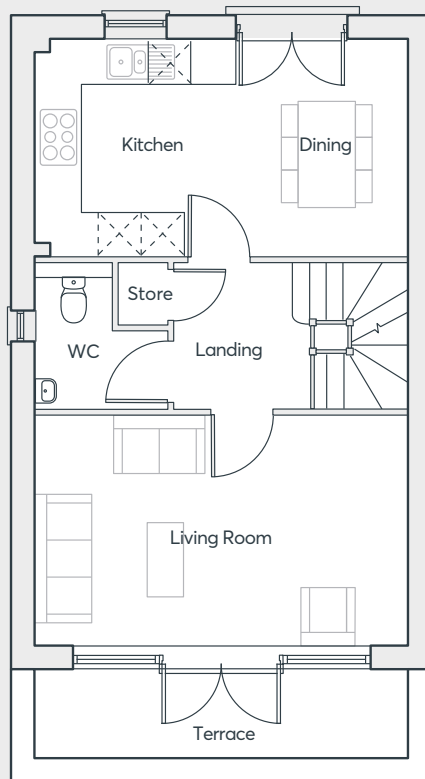
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BRANSTON, BURTON-UPON-TRENT

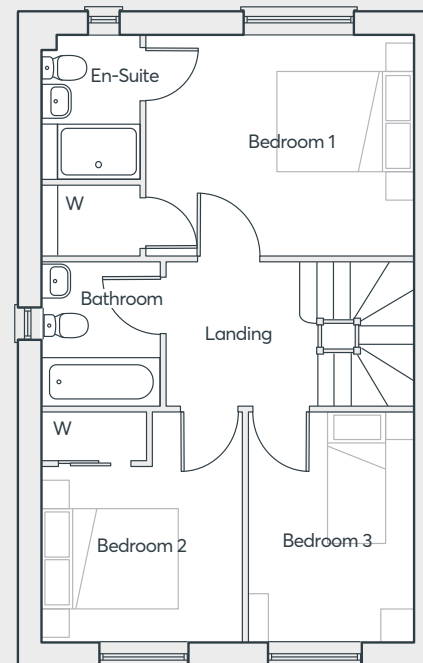
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HEXHAM V1

Study/bedroom 4	3.34m x 3.20m	10'11" x 10'6"
Garage	6.04m x 3.05m	19'10" x 10'0"
Utility	2.01m x 3.20m	6'7" x 10'6"
Kitchen/Dining	5.41m x 3.48m	17'9" x 11'5"
Living Room	5.41m x 3.34m	17'9" x 10'11"
Bedroom 1	3.90m x 3.18m	12'9" x 10'5"
Bedroom 2	2.92m x 3.34m	9'7" x 10'11"
Bedroom 3	2.43m x 3.34m	7'11" x 10'11"
En-suite	1.44m x 2.08m	4'9" x 6'10"
Bathroom	1.73m x 2.19m	5'8" x 7'2"
Cloakroom	2.09m x 1.88m	6'10" x 6'2"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE CLERMONT V2

- Kitchen/dining room with integrated appliances and Bi-folding doors to the garden
- Laundry room and cloakroom off the kitchen
- Integral garage with door to the kitchen/dining room
- Master bedroom with en-suite and built-in wardrobe
- Built-in wardrobe to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

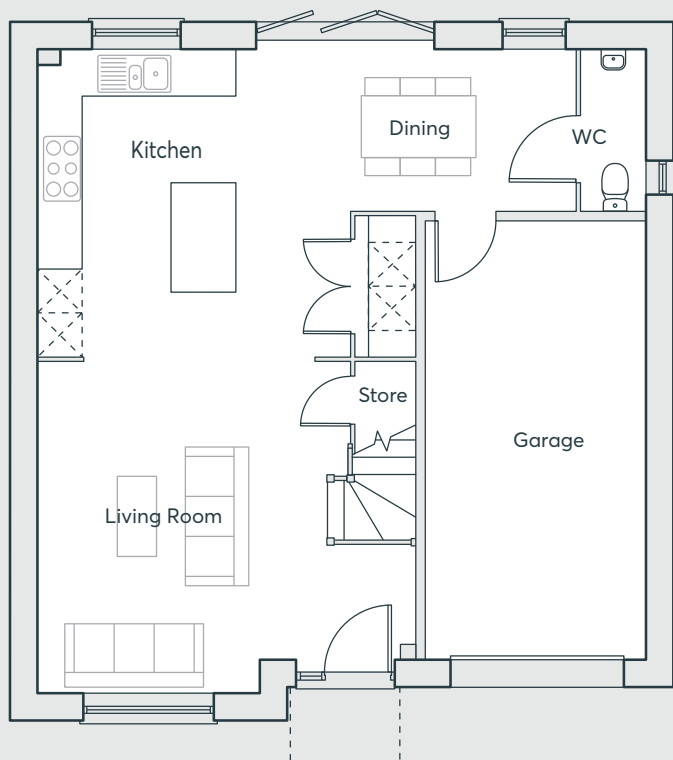
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

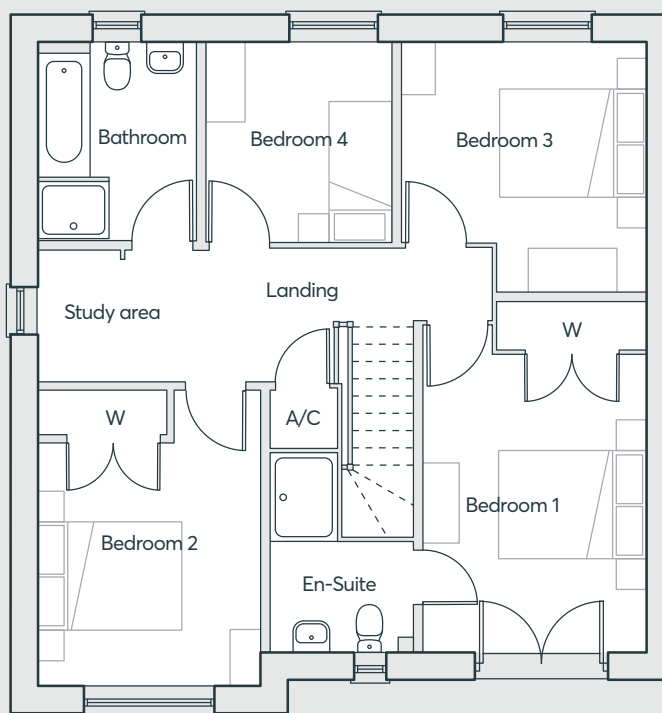
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE CLERMONT V2



GROUND FLOOR



FIRST FLOOR

Living Room	5.21m x 4.54m	17'1" x 14'11"
Kitchen	4.32m x 4.22m	14'2" x 13'10"
Dining Room	3.10m x 2.21m	10'2" x 7'3"
Cloakroom	0.90m x 2.21m	2'11" x 7'3"
Bedroom 1	3.10m x 4.08m	10'2" x 13'5"
En-suite	1.99m x 2.71m	6'6" x 8'11"
Bedroom 2	3.11m x 4.05m	10'2" x 13'3"
Bedroom 3	3.38m x 3.48m	11'1" x 11'5"
Bedroom 4	2.59m x 2.79m	8'6" x 9'2"
Bathroom	2.23m x 2.76m	7'4" x 9'1"

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BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE PARIS V2

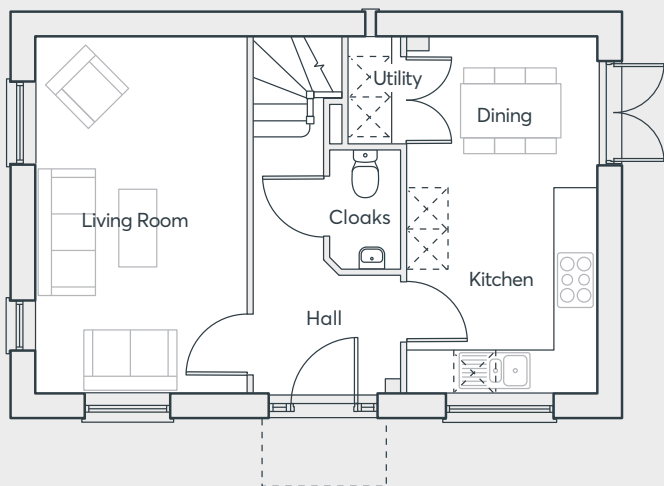
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Master bedroom with en suite & fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

BRANSTON LEAS

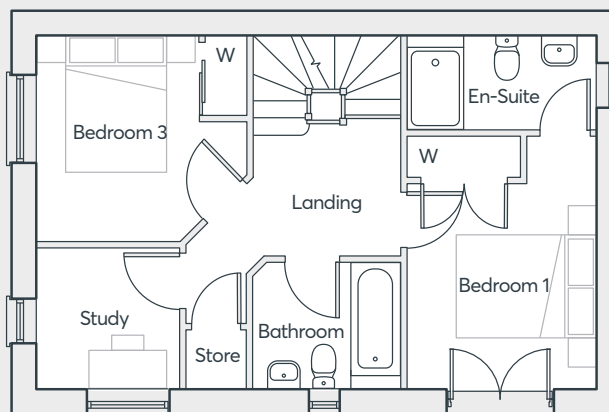
BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

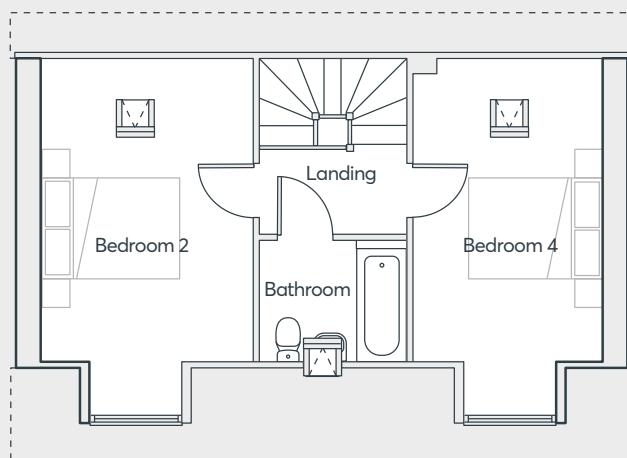
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS V2

Living Room	3.15m x 5.30m	10'4" x 17'5"
Kitchen/Dining	2.85m x 5.30m	9'4" x 17'5"
Cloakroom	1.06m x 1.77m	3'6" x 5'10"
Laundry	0.79m x 1.29m	2'7" x 4'3"
Bedroom 1	2.83m x 3.78m	9'3" x 12'5"
En-suite	2.83m x 1.45m	9'3" x 4'9"
Study	2.17m x 2.14m	7'1" x 7'0"
Bedroom 3	2.46m x 3.09m	8'1" x 10'2"
Bedroom 2	3.15m x 4.51m	10'4" x 14'10"
Bedroom 4	2.82m x 4.51m	9'3" x 14'10"
Bathroom	2.20m x 1.82m	7'3" x 6'0"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE CHICHESTER V1

- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate study to ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Built-in wardrobe to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

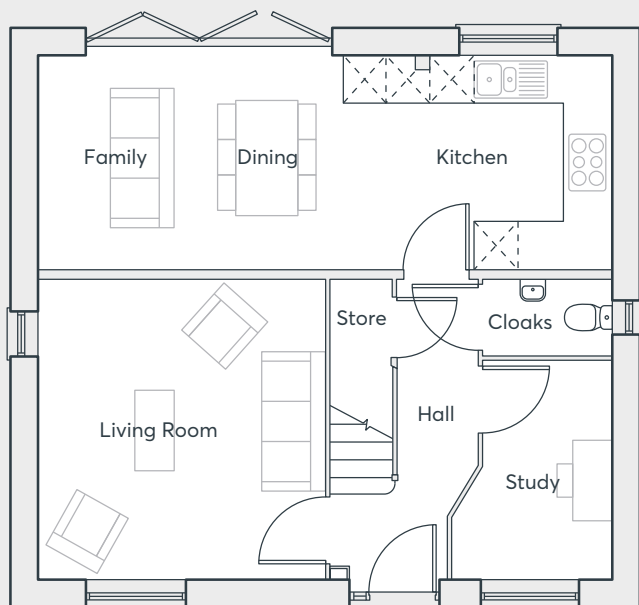
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

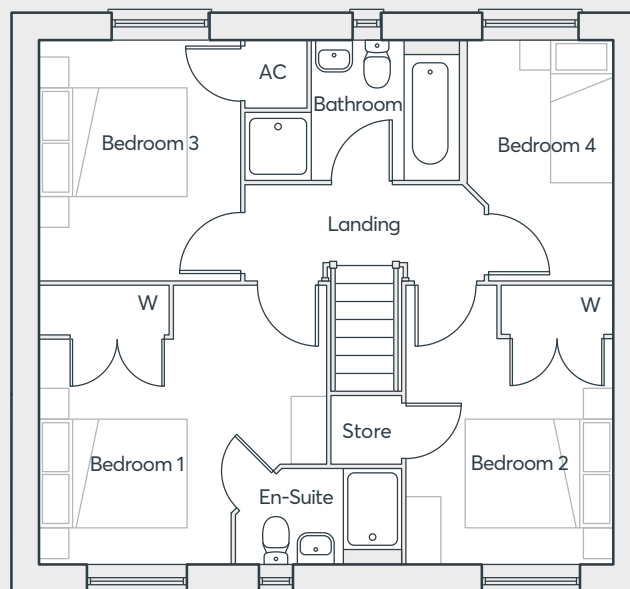
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE CHICHESTER V1



GROUND FLOOR



FIRST FLOOR

Living	4.10m x 3.92m	13'5" x 12'10"
Kitchen	7.84m x 2.91m	25'8" x 9'7"
Study	3.00m x 2.17m	9'10" x 7'1"
Cloakroom	1.74m x 1.01m	5'9" x 3'4"
Bedroom 1	3.92m x 3.80m	12'10" x 12'6"
En-suite	2.26m x 1.31m	7'5" x 4'4"
Bedroom 2	3.80m x 2.79m	12'6" x 9'2"
Bedroom 3	3.27m x 2.75m	10'9" x 9'0"
Bedroom 4	3.27m x 1.98m	10'9" x 6'6"
Bathroom	2.91m x 1.90m	9'6" x 6'3"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE BECKET V3

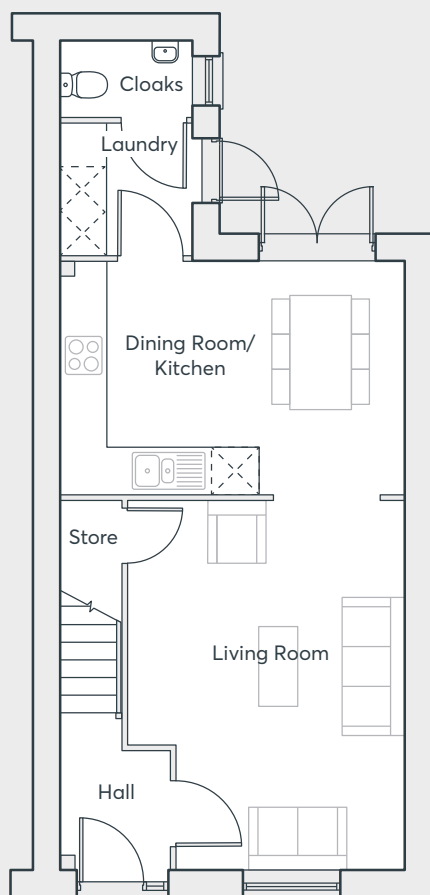
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

BRANSTON LEAS

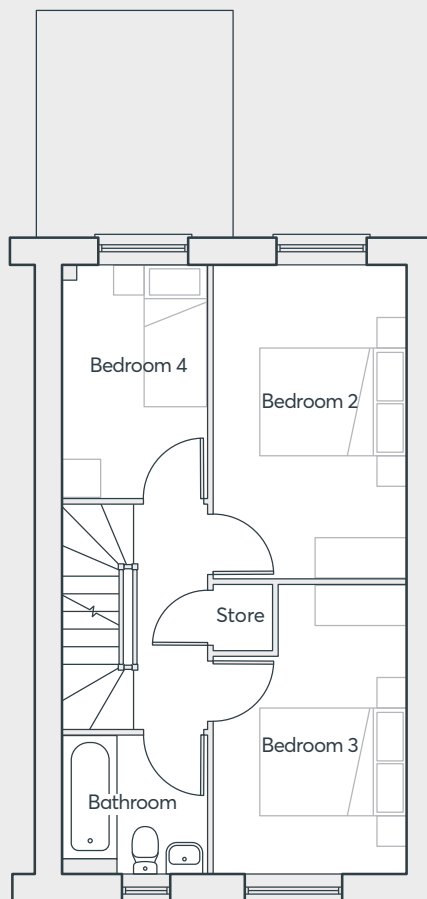
BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

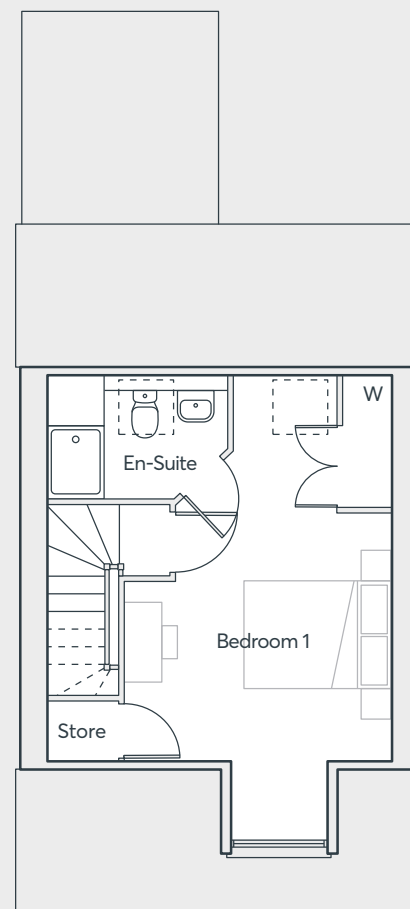
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET V3

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	3.22m x 4.76	10'7" x 15'7"
Cloakroom	0.99m x 1.83m	3'3" x 6'0"
Laundry	1.80m x 1.83m	5'11" x 6'0"
Bedroom 1	5.38m x 3.68m	17'7" x 12'1"
En-suite	1.70m x 2.51m	5'7" x 8'3"
Bedroom 2	4.31m x 2.64m	14'2" x 8'8"
Bedroom 3	3.97m x 2.64m	13'0" x 8'8"
Bedroom 4	3.21m x 2.02m	10'7" x 6'8"
Bathroom	1.91m x 2.03m	6'3" x 6'8"

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BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE HANNINGTON

- Kitchen/dining room with French doors to the garden
- Laundry room off kitchen
- Integral garage with door to the kitchen/dining room
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with en-suite and built-in wardrobe
- Bedroom 2 with built-in wardrobe and store cupboard
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

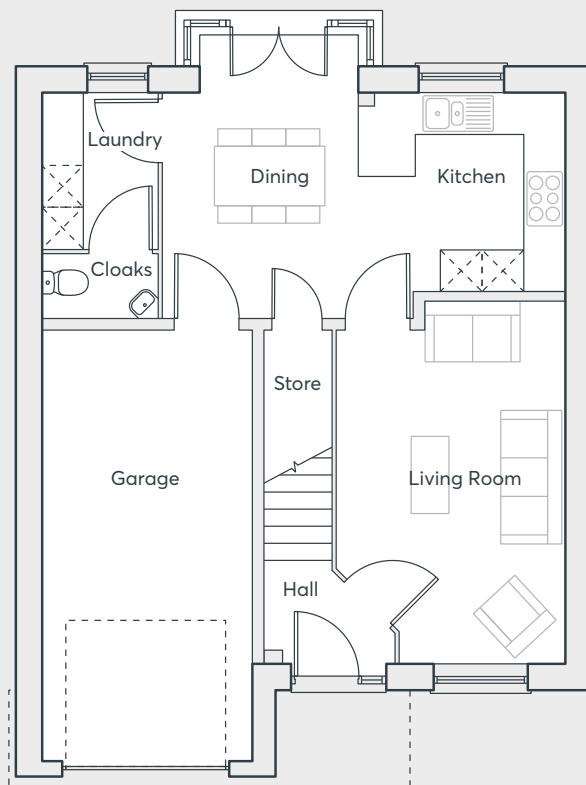
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

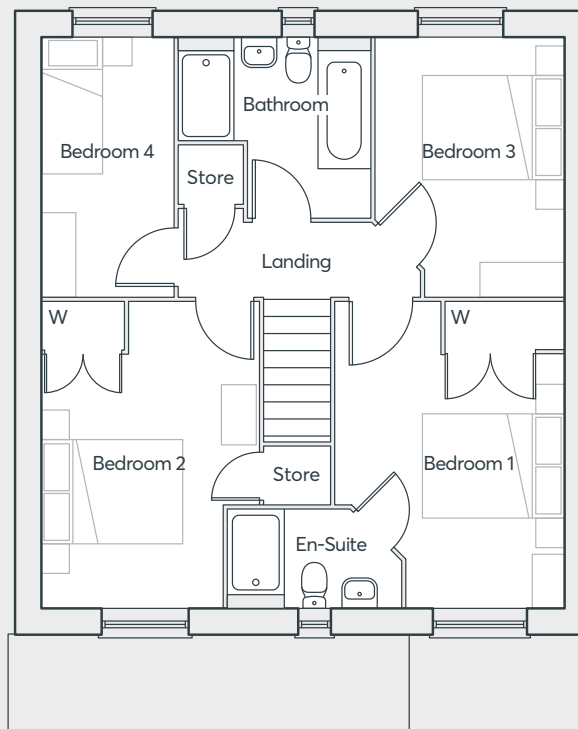
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

Living Room	5.16m x 3.27m	16'11" x 10'9"
Kitchen/Dining	7.54m x 2.91m	24'9" x 9'6"
Cloakroom	1.65m x 0.89m	5'5" x 2'11"
Bedroom 1	3.27m x 4.67m	10'9" x 14'4"
Bedroom 2	2.61m x 4.67m	8'7" x 14'4"
Bedroom 3	2.69m x 3.73m	8'10" x 12'3"
Bedroom 4	1.91m x 3.73m	6'3" x 12'3"
Bathroom	2.71m x 2.59m	8'11" x 8'6"
En-suite	1.40m x 2.45m	4'7" x 8'0"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE WEBSTER V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

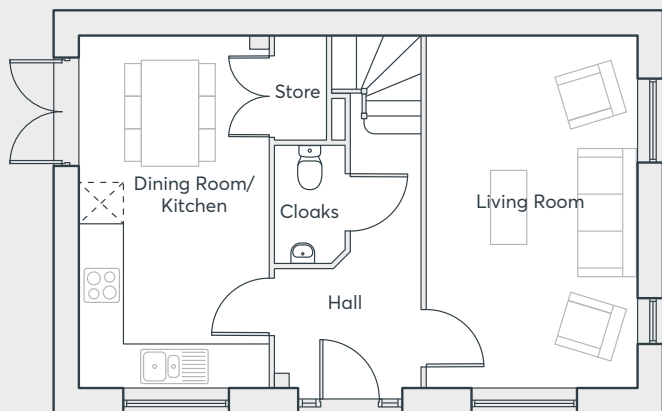
**THREE
BEDROOM
HOME**

BRANSTON LEAS

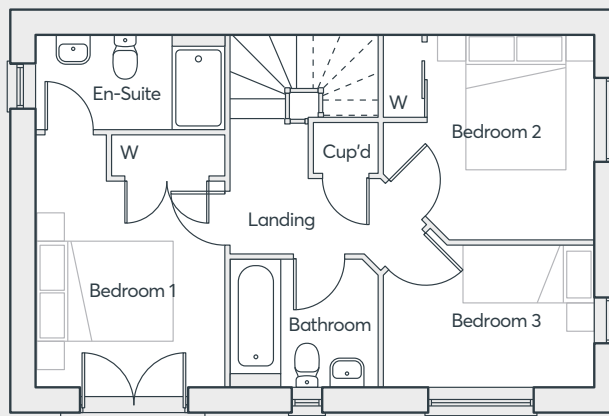
BRANSTON, BURTON-UPON-TRENT

 **ST.MODWEN
HOMES**

THE WEBSTER V1



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.82m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE HOUGHTON v1

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

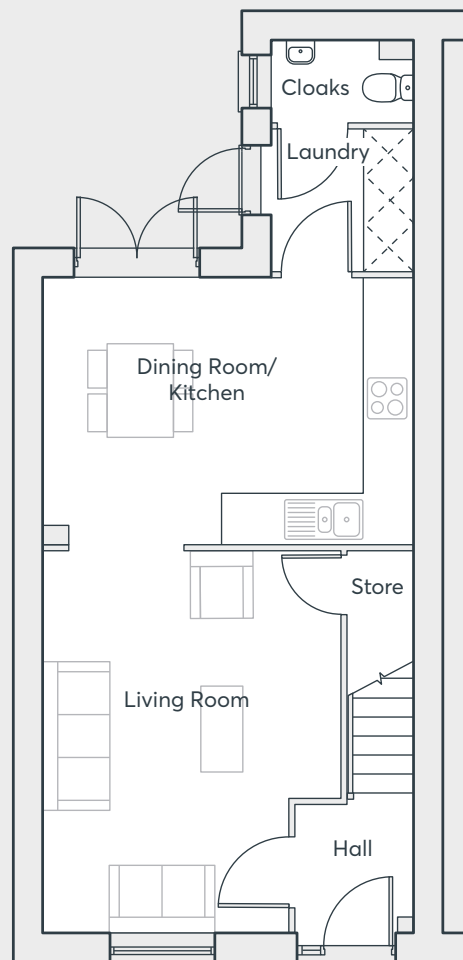
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

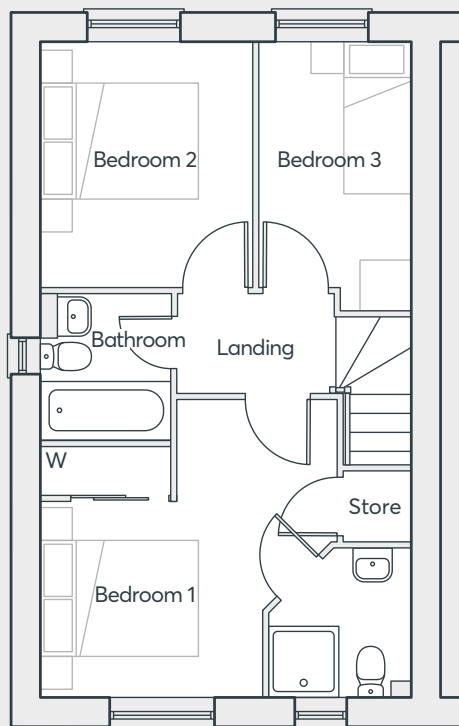
**THREE
BEDROOM
HOME**



THE HOUGHTON v1



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen	2.45m x 3.44m	8'0" x 11'3"
Dining Area	2.30m x 3.21m	7'7" x 10'6"
Laundry	1.83m x 1.60m	6'0" x 5'3"
Cloakroom	1.83m x 1.26m	6'0" x 4'2"
Bedroom 1	3.79m x 2.86m	12'6" x 9'5"
En-suite	1.80m x 1.92m	5'11" x 6'4"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.87m	5'6" x 6'2"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE LAWRENCE V2

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

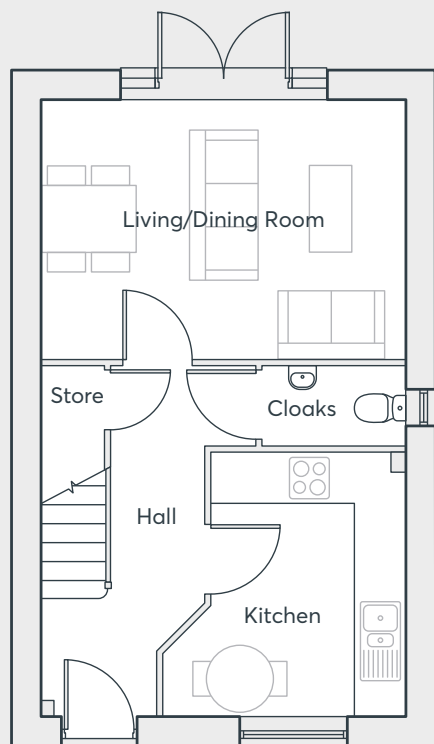
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

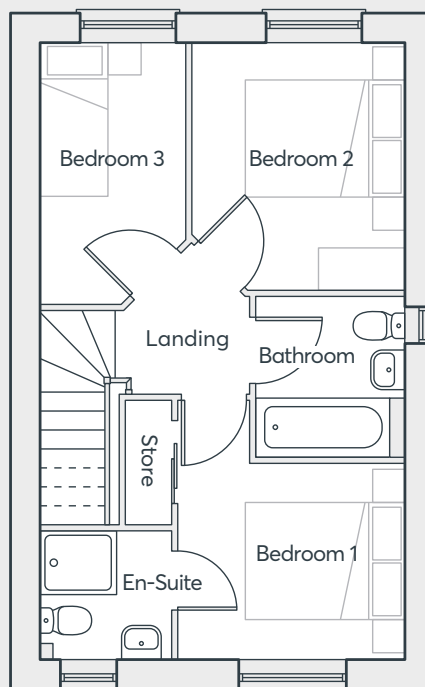
**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE LAWRENCE V2



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m x 3.30m	15'4" x 10'10"
Kitchen	3.35m x 3.09m	11'0" x 10'2"
Cloakroom	1.84m x 1.00m	6'0" x 3'3"
Bedroom 1	2.89m x 2.50m	9'6" x 8'2"
En-suite	1.64m x 1.73m	5'5" x 5'8"
Bedroom 2	3.12m x 2.71m	10'3" x 8'11"
Bedroom 3	3.30m x 1.88m	10'10" x 6'2"
Bathroom	2.03m x 1.90m	6'8" x 6'3"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE KEMBLE

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

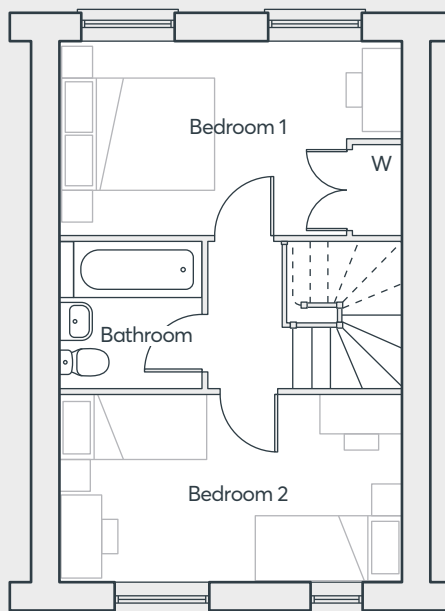
**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE KEMBLE



GROUND FLOOR



FIRST FLOOR

Living Room	2.96m x 4.49m	9'9" x 14'9"
Kitchen/Dining	4.57m x 2.58m	15'0" x 8'5"
Cloakroom	1.51m x 1.05m	5'0" x 3'5"
Bedroom 1	4.57m x 2.58m	15'0" x 8'5"
Bedroom 2	4.57m x 2.47m	15'0" x 8'1"
Bathroom	1.93m x 2.94m	6'4" x 6'10"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE HALLVARD V1

- Living/dining room with French doors to the rear garden
- Kitchen with integrated appliances
- Integral garage with door to the garden
- Master bedroom with en-suite and built-in wardrobe
- Bedroom two with built in wardrobe and Juliet balcony overlooking the rear garden
- Bedroom three with built-in store room
- Fully fitted family bathroom
- Full gas fired central heating and Nest thermostat
- Double glazing and high-performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

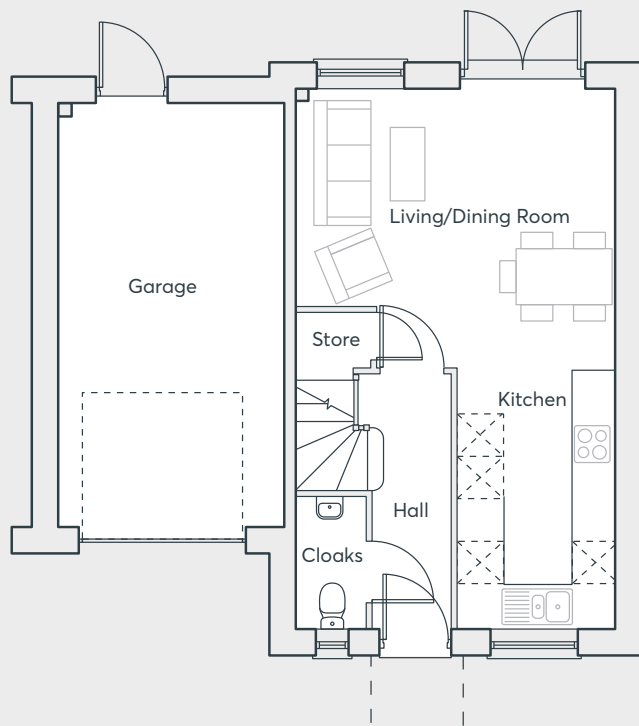
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

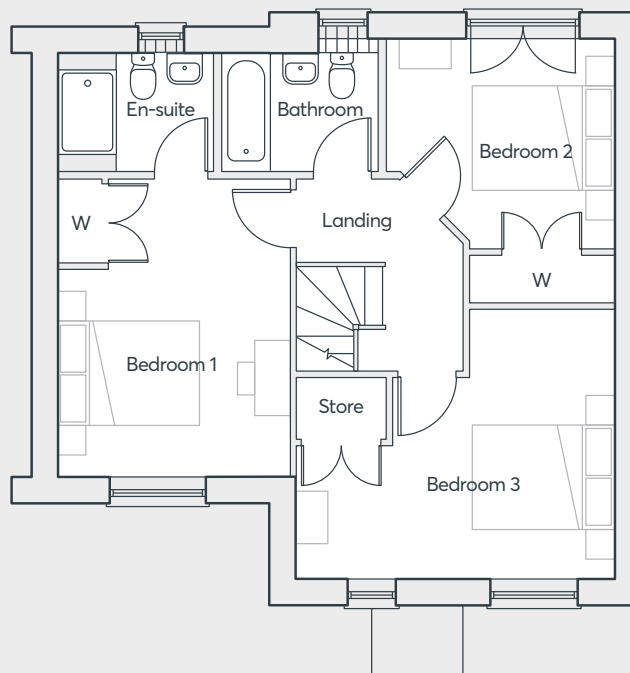
**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE HALLVARD V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.57m x 3.99m	15'0" x 13'1"
Kitchen	2.26m x 3.72m	7'5" x 12'3"
Cloakroom	1.05m x 1.93m	3'5" x 6'4"
Bedroom 1	3.28m x 4.24m	10'9" x 13'11"
En-suite	2.20m x 1.70m	7'3" x 5'7"
Bedroom 2	3.29m x 3.82m	10'1" x 12'6"
Bedroom 3	3.81m x 4.57m	12'6" x 15'0"
Bathroom	2.25m x 1.70m	7'5" x 5'7"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE ELFORD

- Open plan kitchen/dining room
- Living room with French doors leading onto the rear garden
- Downstairs cloakroom
- Useful understairs storage cupboard
- Master bedroom with fitted wardrobes
- Fully fitted master bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

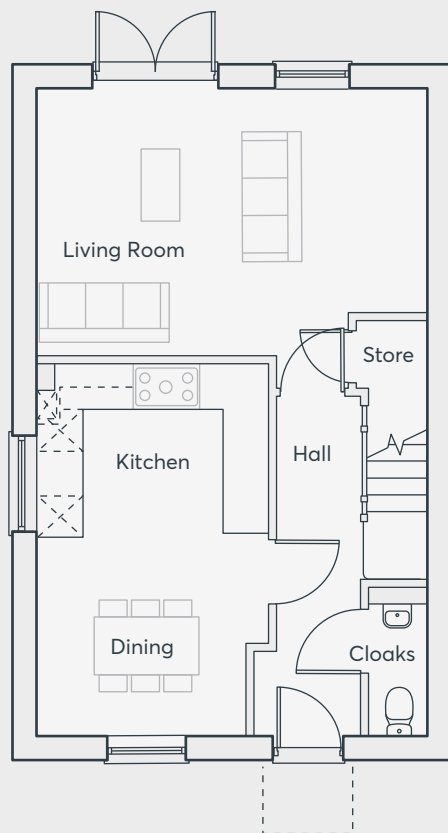
**FOUR
BEDROOM
HOME**

BRANSTON LEAS

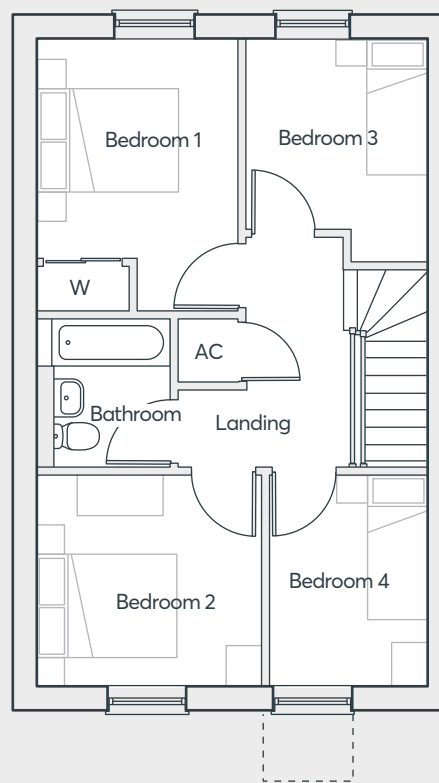
BRANSTON, BURTON-UPON-TRENT

 **ST.MODWEN
HOMES**

THE ELFORD



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	2.99m x 5.29m	9'10" x 17'4"
Living Room	5.55m x 3.79m	18'2" x 12'5"
Cloakroom	0.84m x 1.86m	2'9" x 6'2"
Bedroom 1	2.87m x 3.88m	9'5" x 12'9"
Bedroom 2	3.19m x 3.00m	10'6" x 9'10"
Bedroom 3	2.59m x 3.19m	8'6" x 10'6"
Bedroom 4	3.00m x 2.45m	9'10" x 7'5"
Bathroom	1.69m x 2.12m	5'7" x 6'11"

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SMP 58256/February 2022.

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE MONICA v1

- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs Cloakroom
- Downstairs storage space
- Master bedroom with its own en-suite and wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

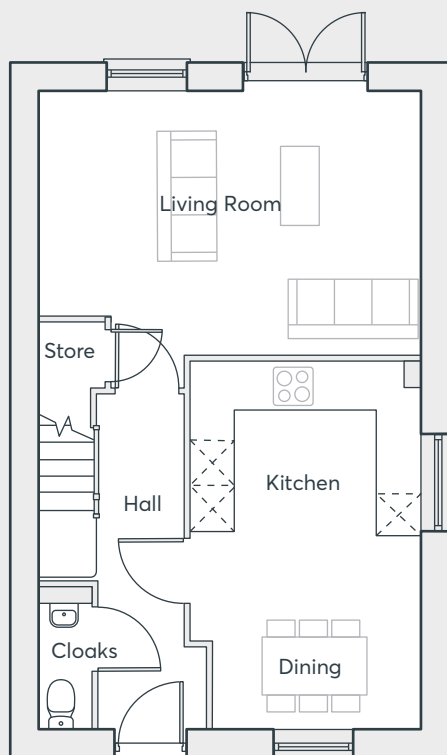
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

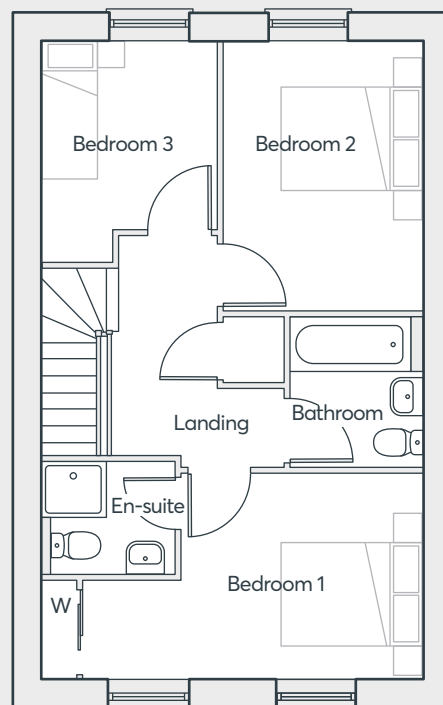
**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE MONICA v1



GROUND FLOOR



FIRST FLOOR

Kitchen	2.98m x 5.29m	9'10" x 17'4"
Living Room	3.78m x 5.54m	12'5" x 18'2"
Cloakroom	1.75m x 0.87m	5'7" x 2'8"
Bedroom 1	2.99m x 5.54m	9'10" x 18'2"
Bedroom 2	2.87m x 3.87m	9'5" x 12'9"
Bedroom 3	2.58m x 3.19m	8'6" x 10'6"
Bathroom	1.91m x 2.11m	6'3" x 6'11"
En-suite	1.98m x 1.59m	6'6" x 5'3"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE FRANCIS V1

- Open plan living/dining room with French doors to the garden
- Separate kitchen
- Downstairs cloakroom
- Downstairs storage space
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

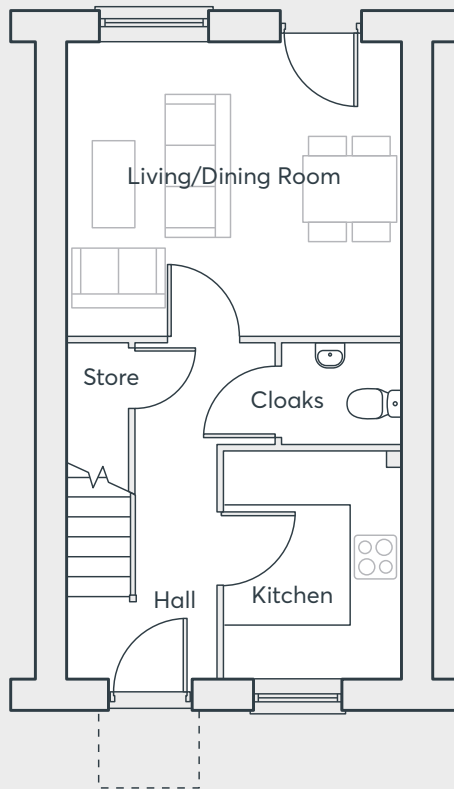
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

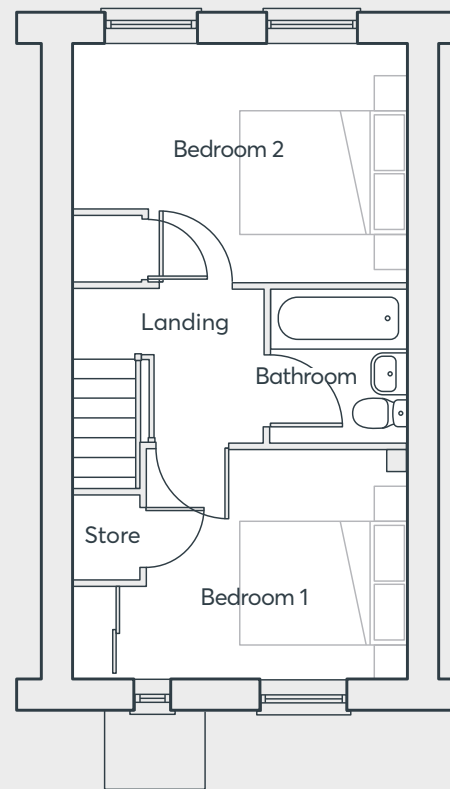
**TWO
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE FRANCIS V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	3.75m × 4.31m	12'4" × 14'2"
Kitchen	2.87m × 2.24m	9'5" × 7'4"
Cloakroom	1.29m × 1.56m	4'2" × 5'11"
Bedroom 1	2.90m × 4.31m	9'6" × 14'2"
Bedroom 2	3.09m × 4.36m	10'1" × 14'3"
Bathroom	1.95m × 1.78m	6'4" × 5'8"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE ALDHELM

- Small selection of 1 bedroom apartments
- Open plan kitchen and living room with magnetic plaster wall
- Modern fitted kitchen with built-in oven, hob and extractor hood
- Integrated fridge freezer and free-standing washer-dryer included
- Double bedroom with built-in wardrobe
- Additional storage cupboard
- Nest smart learning thermostat
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

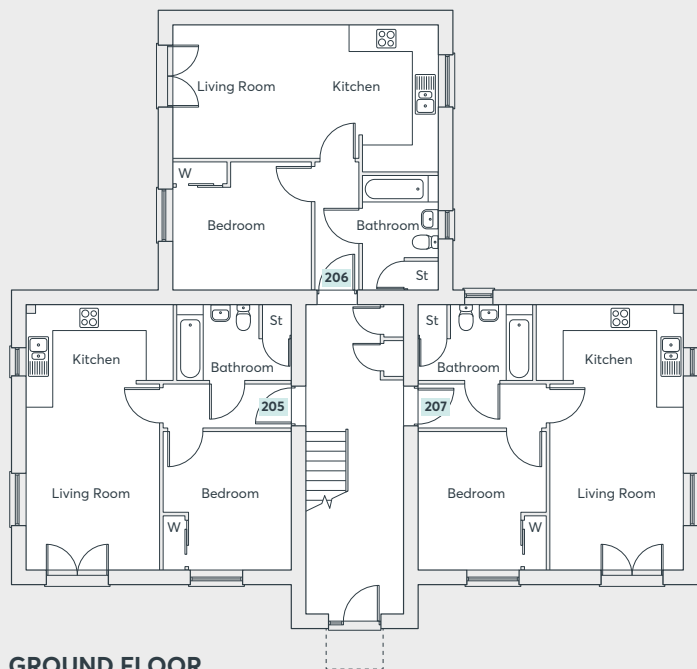
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**ONE
BEDROOM
APARTMENT**

 **ST.MODWEN
HOMES**

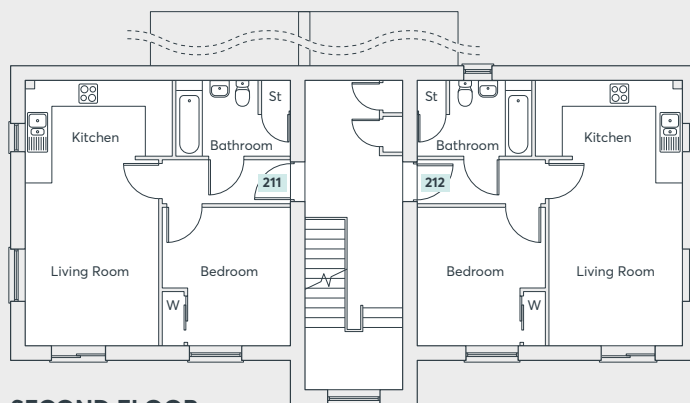
THE ALDHELM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.39m x 4.41m	11'1" x 14'6"
Kitchen	3.39m x 2.30m	11'1" x 7'7"
Bedroom	3.25m x 3.50m	10'8" x 11'6"
Bathroom	2.94m x 1.90m	9'8" x 6'3"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**ONE
BEDROOM
APARTMENT**

 **ST.MODWEN
HOMES**



THE FLORIAN

GROUND FLOOR

- Open plan kitchen, living and dining room with magnetic plaster wall
- Fitted kitchen with built-in oven, hob, and extractor hood
- Free standing washer-dryer
- Ring 2 Video doorbell and Nest smart learning thermostat
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

BRANSTON LEAS

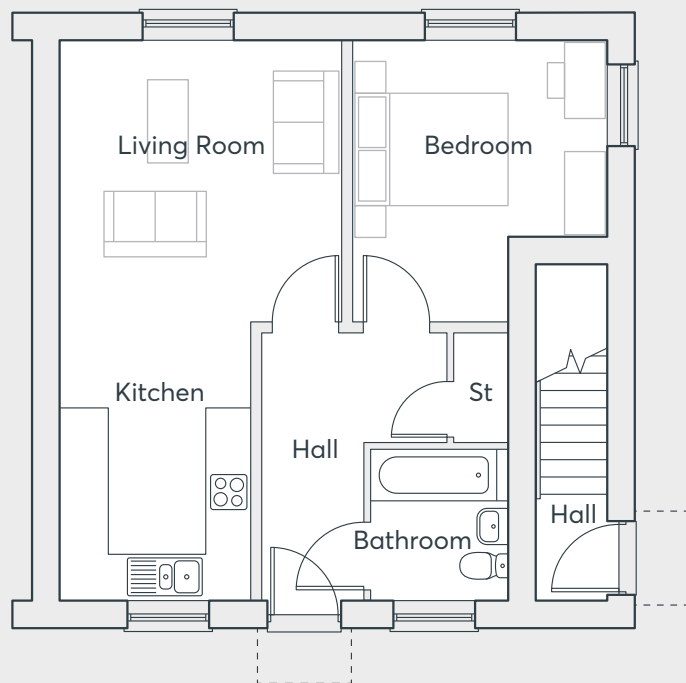
BRANSTON, BURTON-UPON-TRENT

**ONE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE FLORIAN

GROUND FLOOR



GROUND FLOOR

Living Room	3.88m x 3.81m	12'9" x 12'6"
Kitchen	3.80m x 2.57m	12'6" x 8'5"
Bedroom	3.88m x 3.39m	12'9" x 11'2"
Bathroom	1.98m x 1.90m	6'6" x 6'3"

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SMP 58256/December 2021

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**ONE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**



THE NITHARD

FIRST FLOOR

- Open plan kitchen and living room with magnetic plaster wall
- Fitted kitchen with built-in oven, hob, and extractor hood
- Free standing washer-dryer
- Ring 2 Video doorbell and Nest smart learning thermostat
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

BRANSTON LEAS

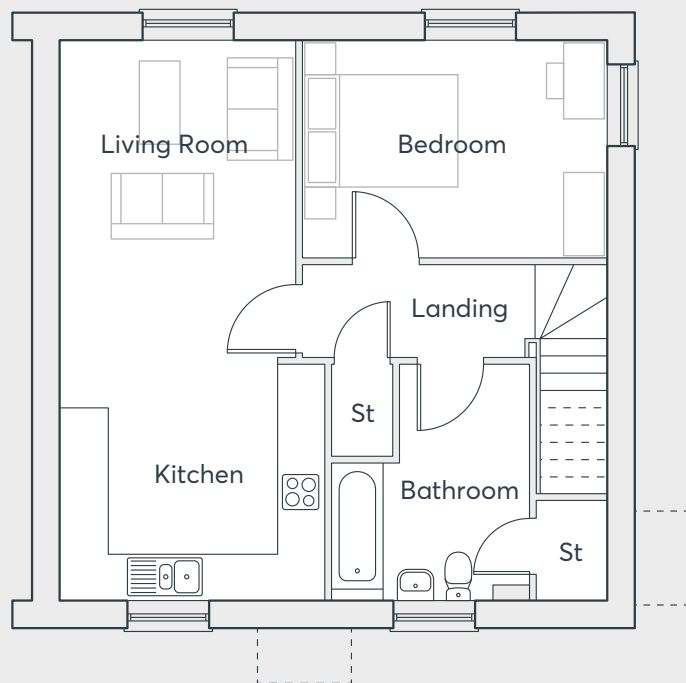
BRANSTON, BURTON-UPON-TRENT

**ONE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE NITHARD

FIRST FLOOR



FIRST FLOOR

Living Room	4.67m x 3.30m	15'4" x 10'10"
Kitchen	3.00m x 3.58m	9'10" x 11'9"
Bedroom	3.25m x 3.91m	10'8" x 12'10"
Bathroom	3.01m x 2.55m	9'10" x 8'4"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**ONE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**



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