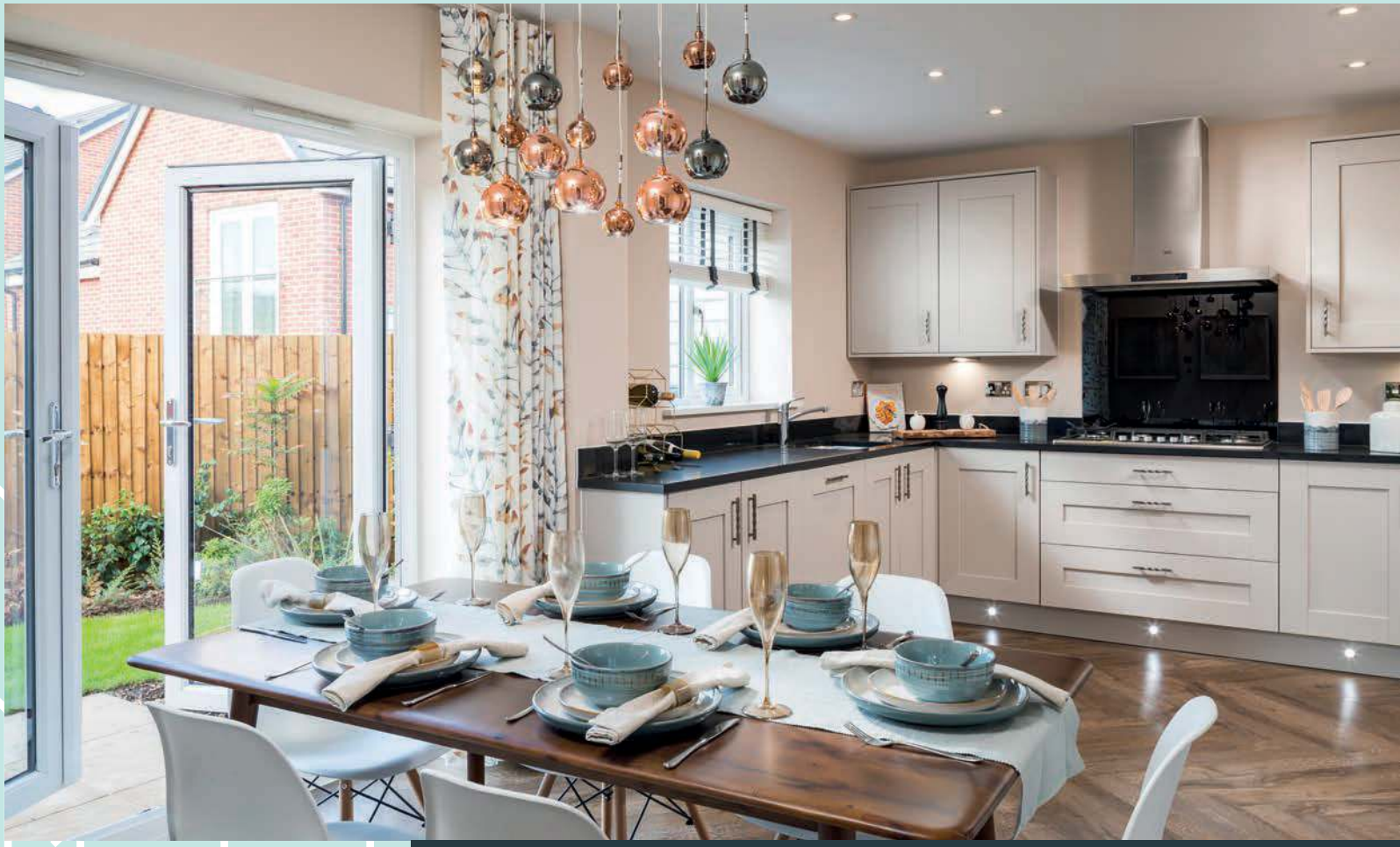
Discover the difference



ST.MODWEN HOMES

LITTLECOMBE

Off Long Street, Dursley, Gloucestershire GL11 4HR

YOUR HOME

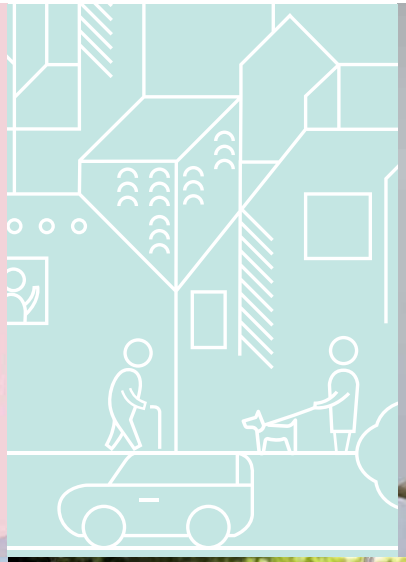
PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.



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.

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.

DEVELOPMENT LAYOUT

LITTLECOMBE

- The Keyne (1665) — 5 bedroom home
- The Cuthbert (1516) — 5 bedroom home
- The Gregory (1668) — 4 bedroom home
- The Garnet (1475) — 4 bedroom home
- The Barlow (1381) — 4 bedroom home
- The Hexham (1348) — 4 bedroom home
- The Clermont (1335) — 4 bedroom home
- The Chichester (1209) — 4 bedroom home
- The Becket (1203) — 4 bedroom home
- The Hannington (1149) — 4 bedroom home
- The Eustace V1 (1271) — 3 bedroom home
- The Eustace V2 (1271) — 3 bedroom home
- The Hallvard (965) — 3 bedroom home
- The Kea (938) — 3 bedroom home
- The Webster (938) — 3 bedroom home
- The Mirin (839) — 3 bedroom home
- The Lawrence (791) — 3 bedroom home
- Mill House — 2 bedroom apartments
- Fleece House — 2 bedroom apartments
- Homes for rent or shared ownership

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.

ST.MODWEN HOMES

THE KEYNE

- Open plan dining/family room and kitchen with integrated appliances and Bi-folding doors to the garden
- Living room with double doors to the dining room
- Laundry room off the kitchen
- Integral garage with door to the hall
- Master bedroom with en-suite and built-in wardrobe
- Shared en-suite to bedrooms two and three
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

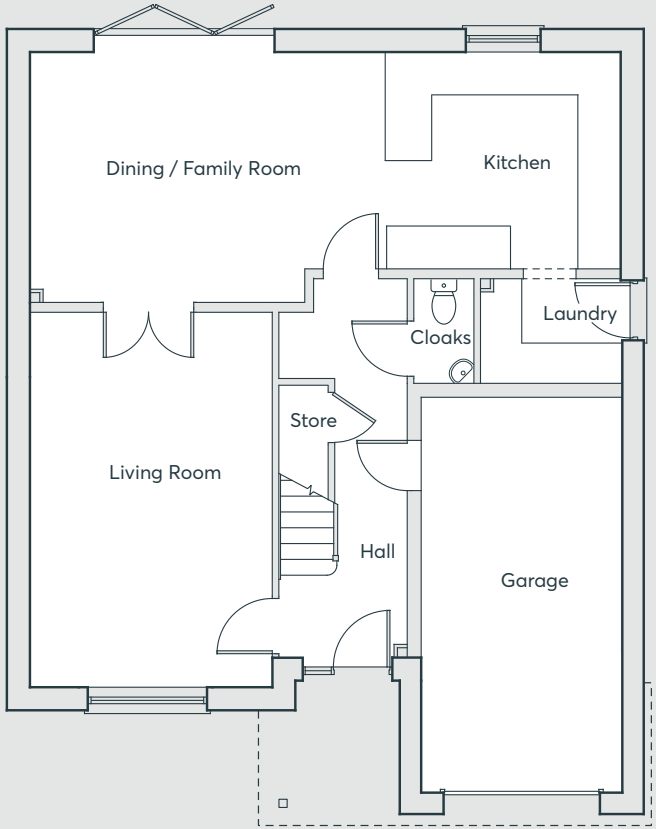
FIVE BEDROOM HOME

LITTLECOMBE

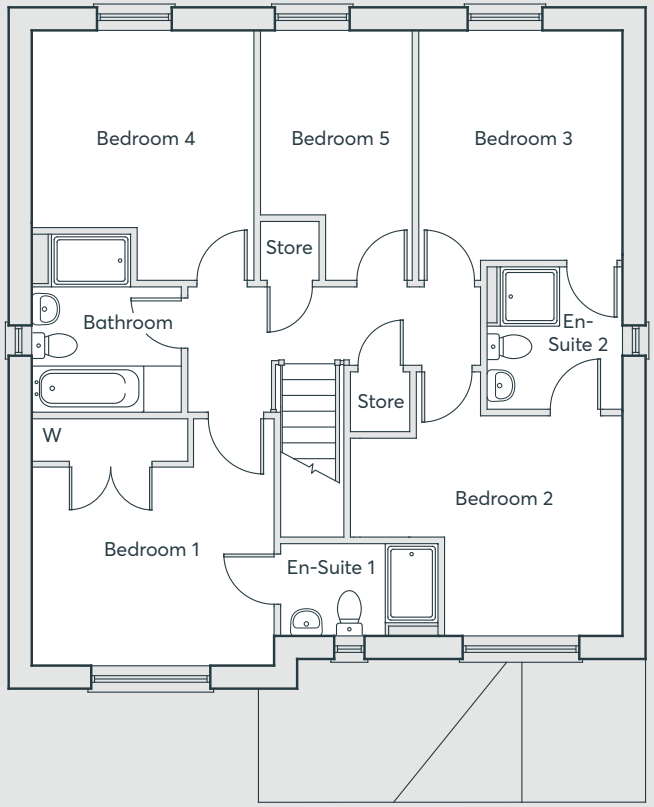
DURSLEY

ST.MODWEN HOMES

THE KEYNE



GROUND FLOOR



FIRST FLOOR

Living Room	5.66m x 3.67m	18'7" x 12'1"
Dining/Family	3.82m x 5.40m	12'6" x 17'9"
Kitchen	3.29m x 3.56m	10'10" x 11'8"
Laundry	1.59m x 2.14m	5'3" x 7'1"
Cloakroom	1.59m x 0.91m	5'3" x 3'0"
Bedroom 1	3.72m x 3.67m	12'3" x 12'1"
En-Suite 1	1.40m x 2.36m	4'7" x 7'9"
Bedroom 2	3.34m x 2.70m	11'0" x 8'10"
En-Suite 2	2.12m x 2.05m	7'0" x 6'9"
Bedroom 3	3.51m x 3.09m	11'6" x 10'2"
Bedroom 4	3.81m x 3.36m	12'6" x 11'1"
Bedroom 5	3.81m x 2.30m	12'6" x 7'7"
Bathroom	2.68m x 2.26m	8'10" x 7'5"

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SMH/1665/01/19

LITTLECOMBE

DURSLEY

FIVE BEDROOM HOME

ST.MODWEN HOMES

THE CUTHBERT

- Open plan kitchen/family room with integrated appliances and dining area with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Integral garage with door to the family room
- Master bedroom with en-suite and built-in wardrobes
- Second bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

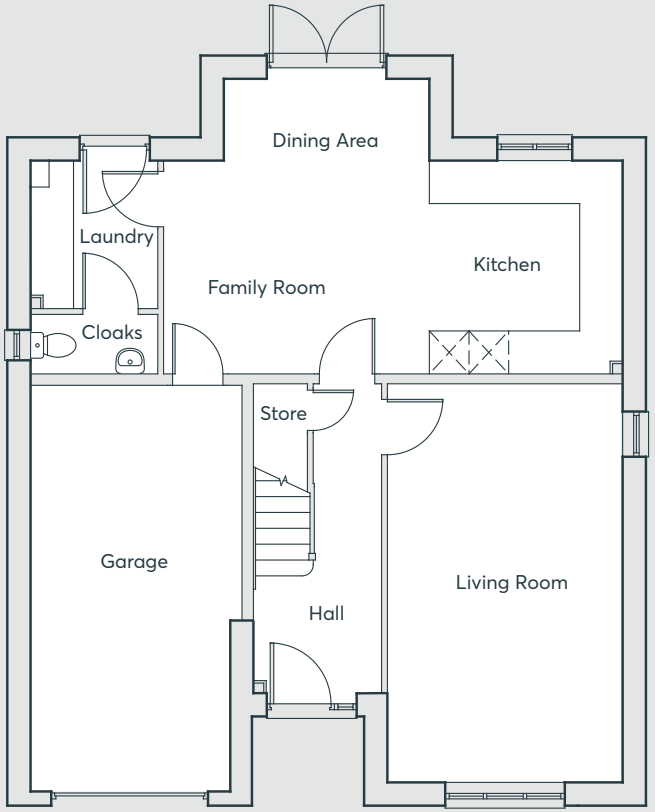
FIVE BEDROOM HOME

LITTLECOMBE

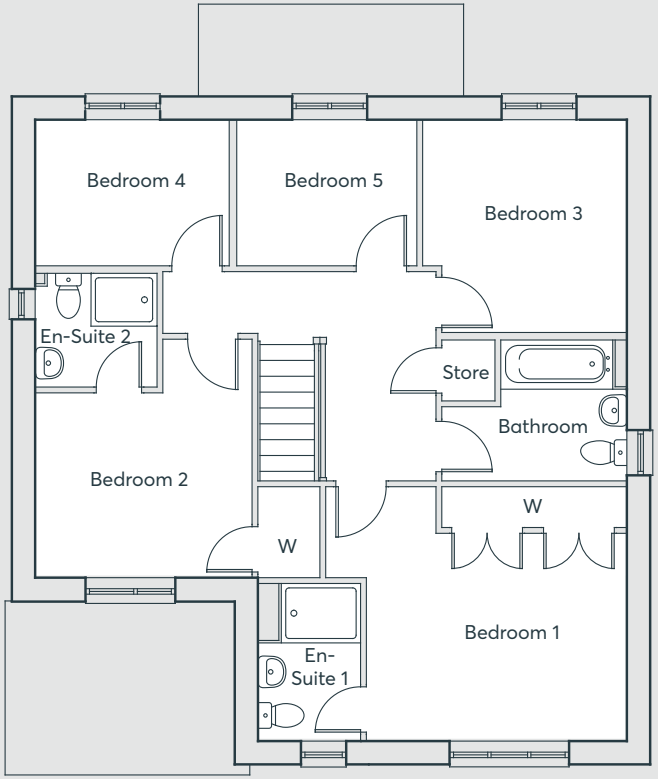
DURSLEY

ST.MODWEN HOMES

THE CUTHBERT



GROUND FLOOR



FIRST FLOOR

Living Room	6.03m x 3.56m	19'9" x 11'8"
Kitchen/Family	4.46m x 6.94m	14'8" x 22'10"
Laundry	2.24m x 1.92m	7'4" x 6'4"
Cloakroom	0.88m x 1.92m	2'11" x 6'4"
Bedroom 1	3.85m x 3.94m	12'8" x 12'11"
En-suite 1	2.38m x 1.55m	7'10" x 5'1"
Bedroom 2	2.80m x 3.28m	9'2" x 10'9"
En-suite 2	1.72m x 1.84m	5'8" x 6'1"
Bedroom 3	3.22m x 3.09m	10'7" x 10'2"
Bedroom 4	2.21m x 2.94m	7'3" x 9'8"
Bedroom 5	2.21m x 2.72m	7'3" x 8'11"
Bathroom	2.13m x 2.80m	7'0" x 9'2"

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SMH/1516/01/19

LITTLECOMBE

DURSLEY

FIVE BEDROOM HOME

ST.MODWEN HOMES

THE GREGORY

- Open plan kitchen/breakfast room with French doors to the terrace
- First floor living/dining room
- Separate study/bedroom four with fitted wardrobe, store cupboard and French doors to the rear garden
- Downstairs cloakroom with shower
- Ground floor family room
- Laundry room with door to rear garden
- Master bedroom with built-in wardrobe and en-suite
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

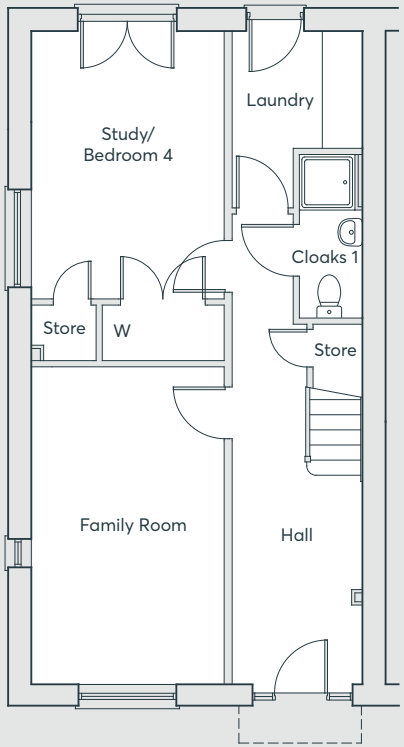
FOUR BEDROOM HOME

LITTLECOMBE

DURSLEY

ST.MODWEN HOMES

THE GREGORY



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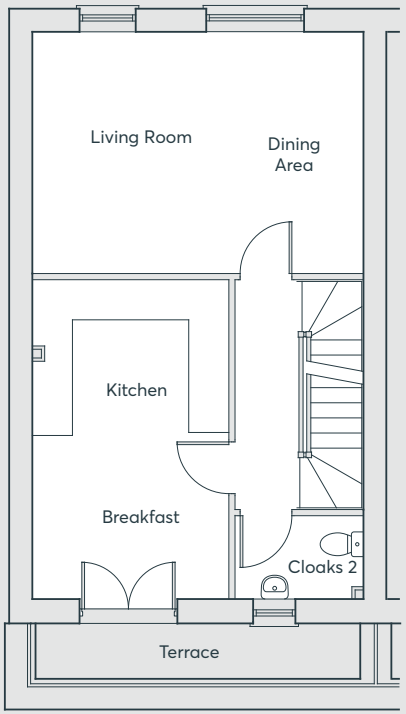
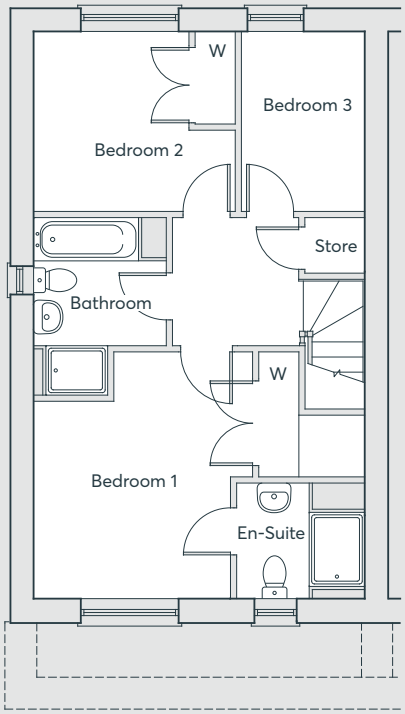


FIRST FLOOR



SECOND FLOOR

Living/Dining	3.91m x 5.36m	12'10" x 17'7"
Kitchen/Breakfast	5.17m x 3.18m	17'0" x 10'5"
Family Room	5.07m x 3.14m	16'8" x 10'3"
Cloakroom 1	2.65m x 1.02m	8'8" x 3'4"
Cloakroom 2	1.35m x 2.08m	4'5" x 6'9"
Laundry	2.10m x 2.85m	6'10" x 9'4"
Bedroom 1	3.19m x 3.19m	10'6" x 10'6"
En-suite	1.87m x 2.07m	6'1" x 6'9"
Bedroom 2	2.91m x 2.51m	9'7" x 8'3"
Bedroom 3	2.91m x 1.99m	9'7" x 6'7"
Study/Bed 4	4.34m x 3.12m	14'3" x 10'3"
Bathroom	2.87m x 2.21m	9'4" x 7'3"

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SMH/1668/01/19

LITTLECOMBE

DURSLEY

FOUR BEDROOM HOME

ST.MODWEN HOMES

THE GARNET V1

- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Laundry room off the kitchen
- Vaulted ceiling over study area
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

LITTLECOMBE

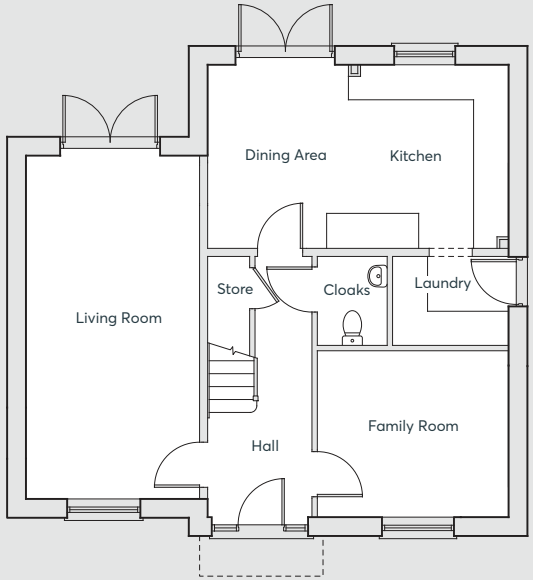
DURSLEY

FOUR BEDROOM HOME

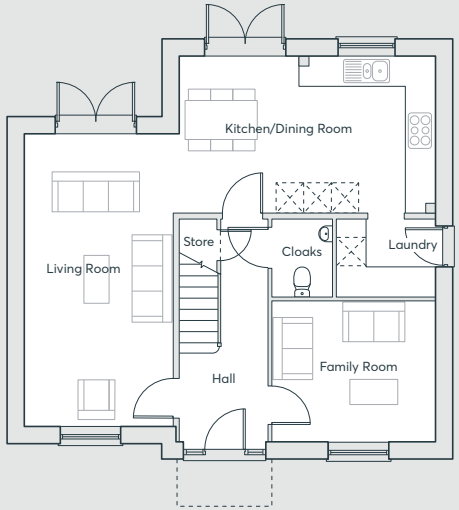
ST.MODWEN HOMES

THE GARNET V1

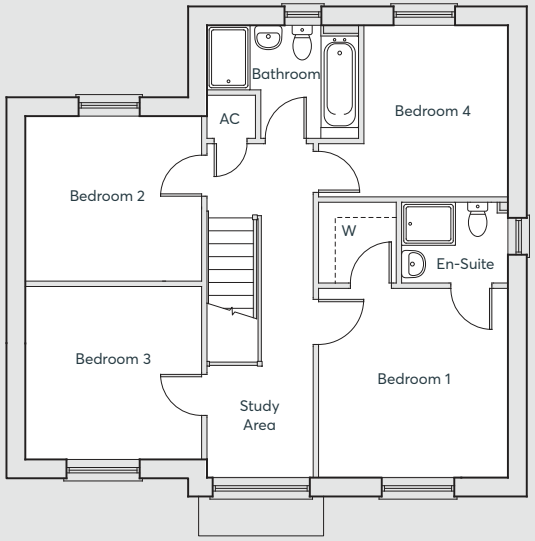
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



Living Room	3.22m x 6.37m	10'7" x 20'11"
Family Room	3.55m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry	2.16m x 1.68m	7'1" x 5'6"
Cloakroom	1.31m x 1.56m	4'4" x 5'1"
Bedroom 1	3.53m x 3.50m	11'7" x 11'6"
En-suite	1.95m x 1.50m	6'5" x 4'11'
Bedroom 2	3.28m x 3.07m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.16m x 2.68m	10'5" x 8'9"
Bathroom	2.81m x 2.10m	9'3" x 6'11"

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SMH/1475A/01/19

LITTLECOMBE

DURSLEY

FOUR 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
- Laundry room off the kitchen
- Vaulted ceiling over study area
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

FOUR BEDROOM HOME

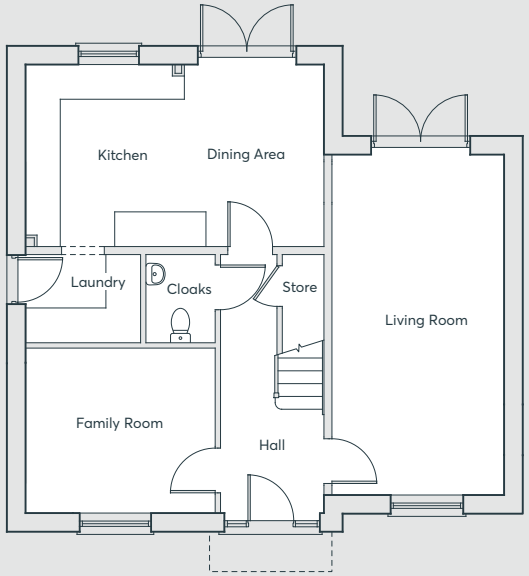
LITTLECOMBE

DURSLEY

ST.MODWEN HOMES

THE GARNET V2

GROUND FLOOR



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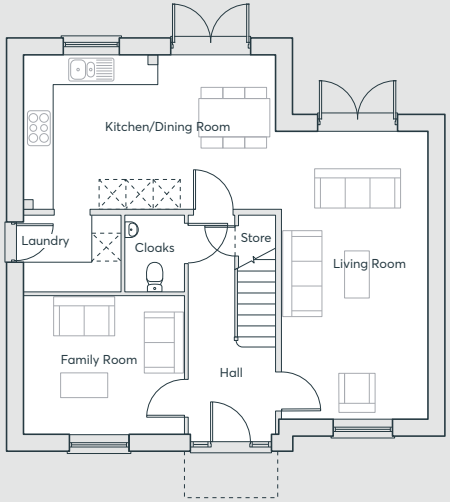
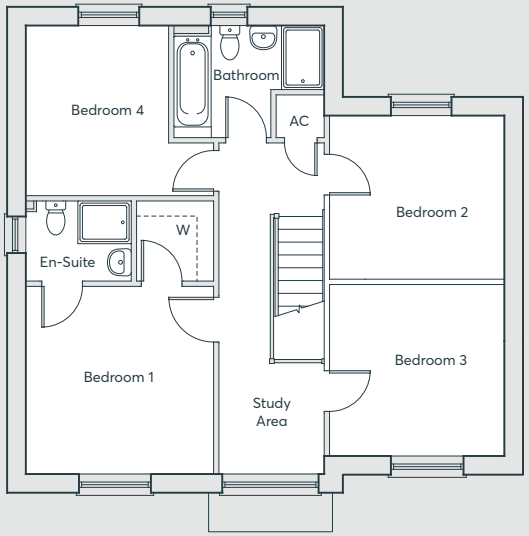


FIRST FLOOR



Living Room	3.22m x 6.37m	10'7" x 20'11"
Family Room	3.55m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry	2.16m x 1.68m	7'1" x 5'6"
Cloakroom	1.31m x 1.56m	4'4" x 5'1"
Bedroom 1	3.53m x 3.50m	11'7" x 11'6"
En-suite	1.95m x 1.50m	6'5" x 4'11'
Bedroom 2	3.28m x 3.07m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.16m x 2.68m	10'5" x 8'9"
Bathroom	2.81m x 2.10m	9'3" x 6'11"

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SMH/1475B/01/19

FOUR BEDROOM HOME

LITTLECOMBE
DURSLEY

ST.MODWEN HOMES

THE BARLOW

- Open plan dining/family room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

LITTLECOMBE

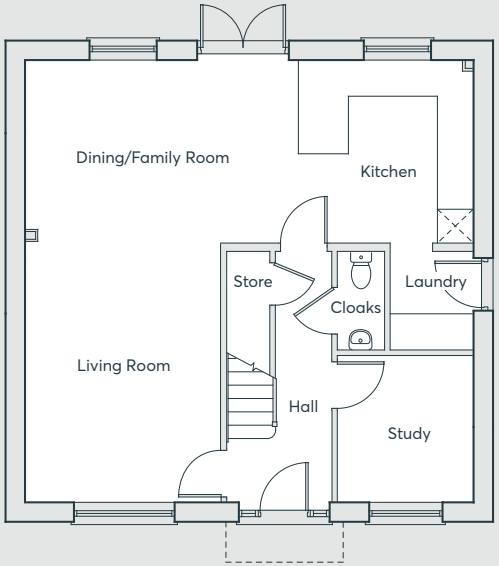
DURSLEY

FOUR BEDROOM HOME

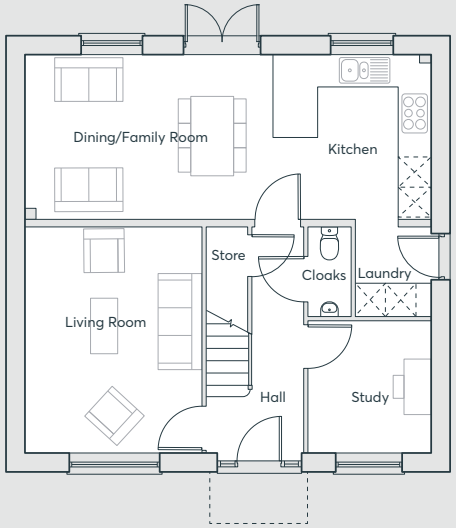
ST.MODWEN HOMES

THE BARLOW

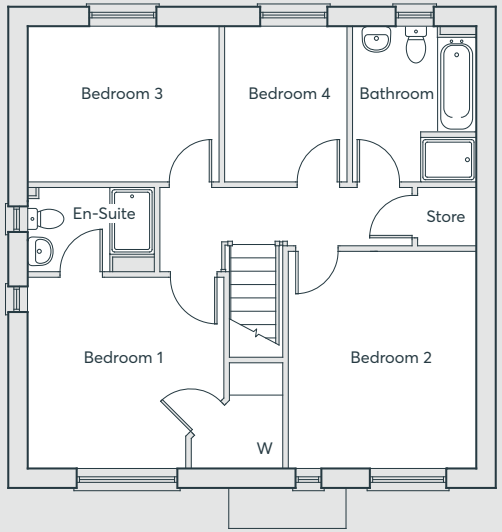
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



Living Room	4.66m x 3.51m	15'3" x 11'6"
Kitchen/Dining	8.06m x 3.28m	26'5" x 10'9"
Study	2.65m x 2.44m	8'8" x 8'0"
Laundry Room	1.77m x 1.51m	5'9" x 4'11"
Cloakroom	0.85m x 1.76m	2'9" x 5'9"
Bedroom 1	3.45m x 3.51m	11'4" x 11'6"
En-suite	2.28m x 1.52m	7'5" x 5'0"
Bedroom 2	3.92m x 3.41m	12'10" x 11'3"
Bedroom 3	2.77m x 3.45m	9'1" x 11'4"
Bedroom 4	2.80m x 2.20m	9'2" x 7'3"
Bathroom	2.25m x 2.80m	7'3" x 9'2"

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SMH/1381/01/19

LITTLECOMBE

DURSLEY

FOUR BEDROOM HOME

ST.MODWEN HOMES

THE CLERMONT

- Kitchen/dining room with integrated appliances and Bi-folding doors to the garden
- Laundry cupboard and downstairs cloakroom
- Integral garage with door to the kitchen/dining room
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

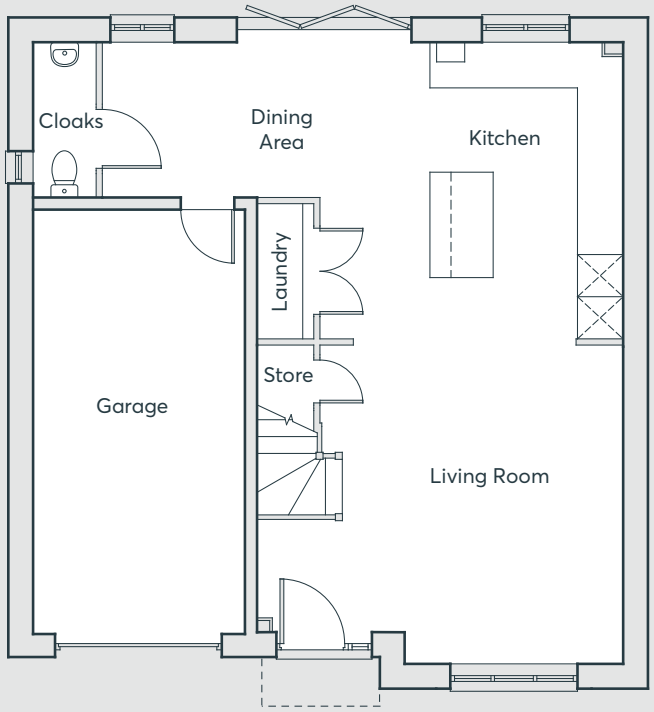
LITTLECOMBE

DURSLEY

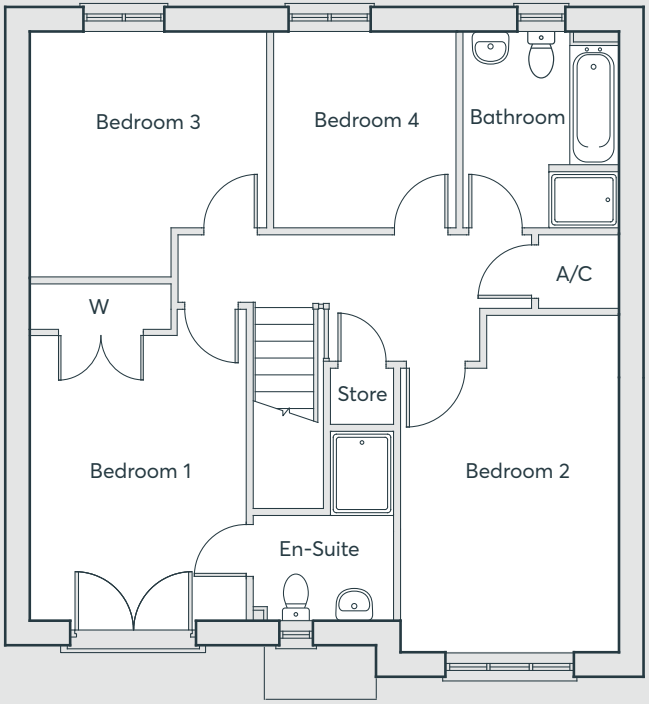
FOUR BEDROOM HOME

ST.MODWEN HOMES

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	4.53m x 5.21m	14'11" x 17'1"
Kitchen	4.22m x 4.31m	13'10" x 14'2"
Dining Area	2.21m x 3.09m	7'3" x 10'2"
Cloakroom	2.21m x 0.89m	7'3" x 2'11"
Bedroom 1	4.08m x 3.09m	13'5" x 10'2"
En-suite	1.50m x 2.00m	4'11" x 6'7"
Bedroom 2	4.05m x 3.11m	13'3" x 10'2"
Bedroom 3	3.49m x 3.38m	11'5" x 11'1"
Bedroom 4	2.78m x 2.59m	9'2" x 8'6"
Bathroom	2.76m x 2.22m	9'1" x 7'4"

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SMH/1335/01/19

LITTLECOMBE

DURSLEY

FOUR BEDROOM HOME

ST.MODWEN HOMES

THE EUSTACE V2

- Open plan kitchen/breakfast room with French doors to the terrace
- First floor living/dining room
- Downstairs cloakroom
- Integral garage with door to the hall
- Laundry room with door to the rear garden
- Master bedroom with built-in wardrobe and en-suite
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

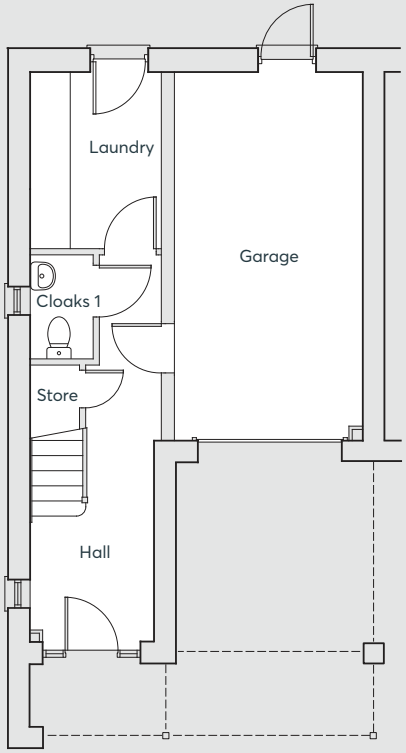
THREE BEDROOM HOME

LITTLECOMBE

DURSLEY

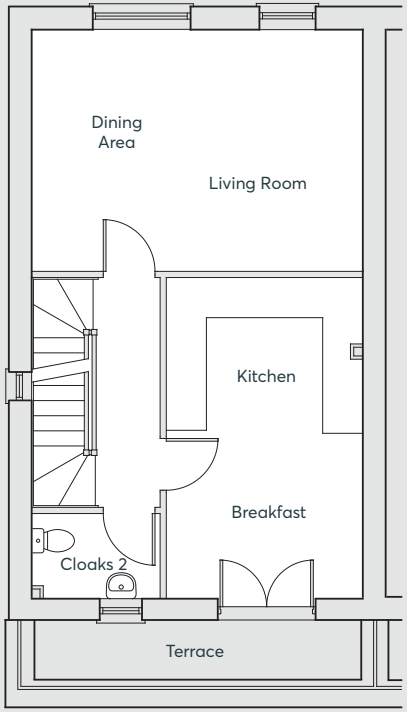
ST.MODWEN HOMES

THE EUSTACE V2

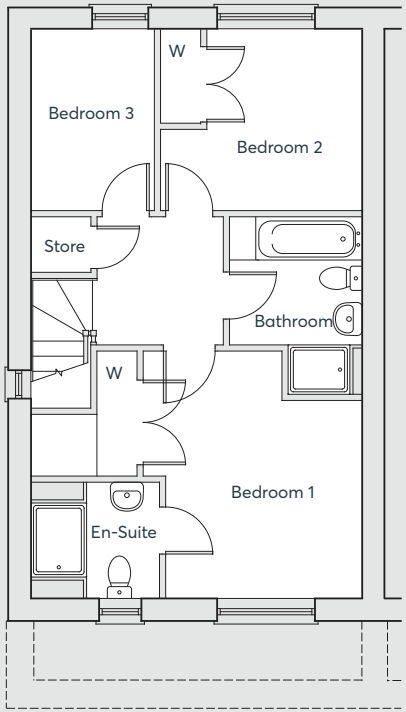


NB: Side windows are not applicable to all plots.
Please ask your Sales Consultant for details

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living/Dining	3.91m x 5.36m	12'10" x 17'7"
Kitchen/Breakfast	5.17m x 3.18m	17'0" x 10'5"
Laundry	2.86m x 2.12m	9'5" x 7'0"
Cloakroom 1	1.71m x 1.00m	5'7" x 3'3"
Cloakroom 2	2.08m x 1.35m	6'9" x 4'5"
Bedroom 1	3.22m x 3.18m	10'7" x 10'5"
En-suite	2.08m x 1.87m	6'9" x 6'1"
Bedroom 2	2.91m x 2.51m	9'7" x 8'3"
Bedroom 3	2.91m x 1.99m	9'7" x 6'7"
Bathroom	2.87m x 2.16m	9'4" x 7'1"

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SMH/1271V2/01/19

LITTLECOMBE

DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

THE CHICHESTER

- Open plan dining/family/kitchen with integrated appliances and Bi-folding doors to the garden
- Separate study
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

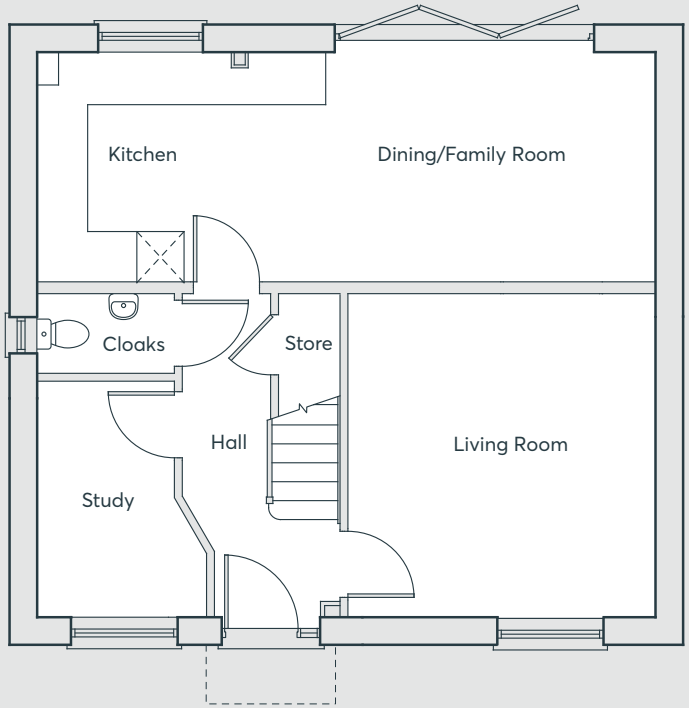
LITTLECOMBE

DURSLEY

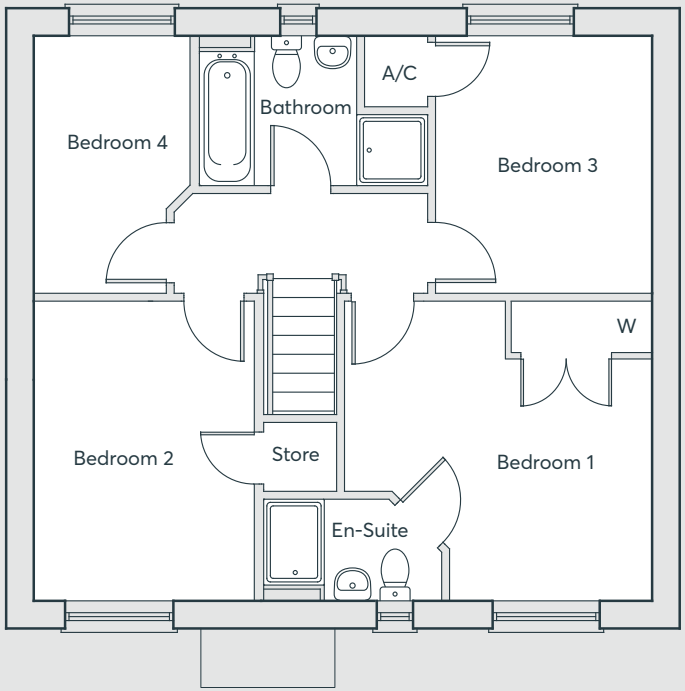
FOUR BEDROOM HOME

ST.MODWEN HOMES

THE CHICHESTER



GROUND FLOOR



FIRST FLOOR

Living Room	4.10m x 3.91m	13'5" x 12'10"
Kitchen/Dining	2.91m x 7.83m	9'7" x 25'8"
Study	2.99m x 2.16m	9'10" x 7'1"
Cloakroom	1.01m x 1.74m	3'4" x 5'9"
Bedroom 1	3.80m x 3.91m	12'6" x 12'10"
En-suite	1.31m x 2.26m	4'4" x 7'5"
Bedroom 2	3.80m x 2.79m	12'6" x 9'2"
Bedroom 3	3.26m x 2.74m	10'9" x 9'0"
Bedroom 4	3.26m x 1.97m	10'9" x 6'6"
Bathroom	2.90m x 1.90m	9'6" x 6'2"

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SMH/1209/01/19

LITTLECOMBE

DURSLEY

FOUR BEDROOM HOME

ST.MODWEN HOMES

THE HANNINGTON

- Fully fitted kitchen/dining room with integrated appliances, bay window and French doors to the rear garden
- Front facing living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Integral garage with door to the dining area
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

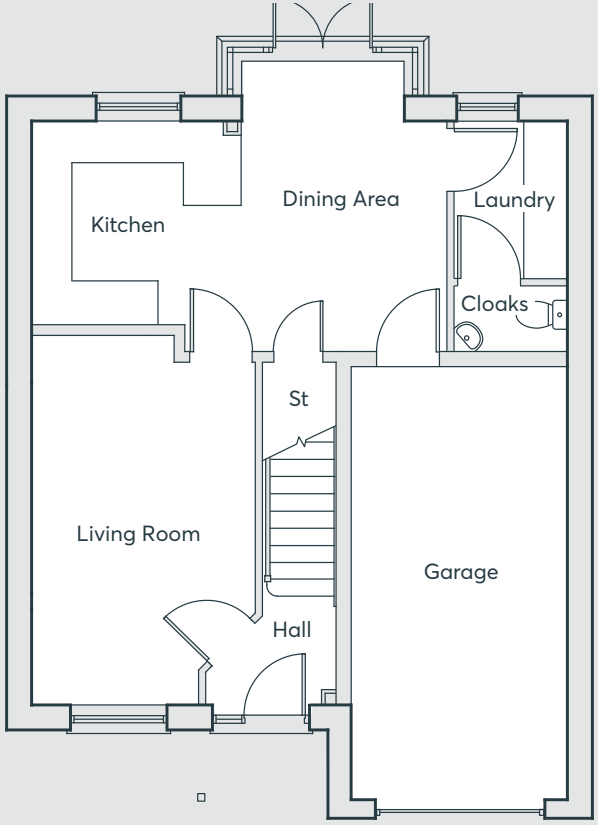
FOUR BEDROOM HOME

LITTLECOMBE

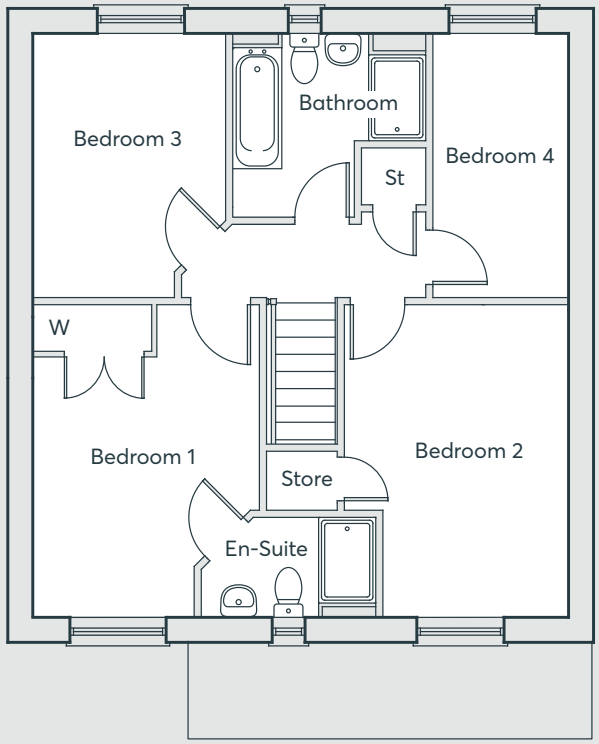
DURSLEY

ST.MODWEN HOMES

THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

Living Room	5.16m x 3.27m	16'11" x 10'9"
Kitchen	2.90m x 3.64m	9'6" x 11'11"
Dining Room	2.23m x 1.66m	7'4" x 12'1"
Laundry Room	2.27m x 1.70m	7'5" x 5'5"
Cloakroom	0.90m x 1.66m	2'11" x 5'5"
Bedroom 1	4.36m x 3.27m	14'4" x 10'9"
En-suite	1.40m x 2.44m	4'7" x 8'0"
Bedroom 2	4.36m x 3.10m	14'4" x 10'2"
Bedroom 3	3.72m x 2.70m	12'3" x 8'10"
Bedroom 4	3.72m x 1.90m	12'3" x 6'3"
Bathroom	2.72m x 2.58m	8'11" x 8'6"

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SMH/1149/01/19

LITTLECOMBE

DURSLEY

FOUR BEDROOM HOME

ST.MODWEN HOMES

THE HALLVARD

- 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
- Second bedroom with en-suite
- Bedroom three with Juliet balcony overlooking the rear garden
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

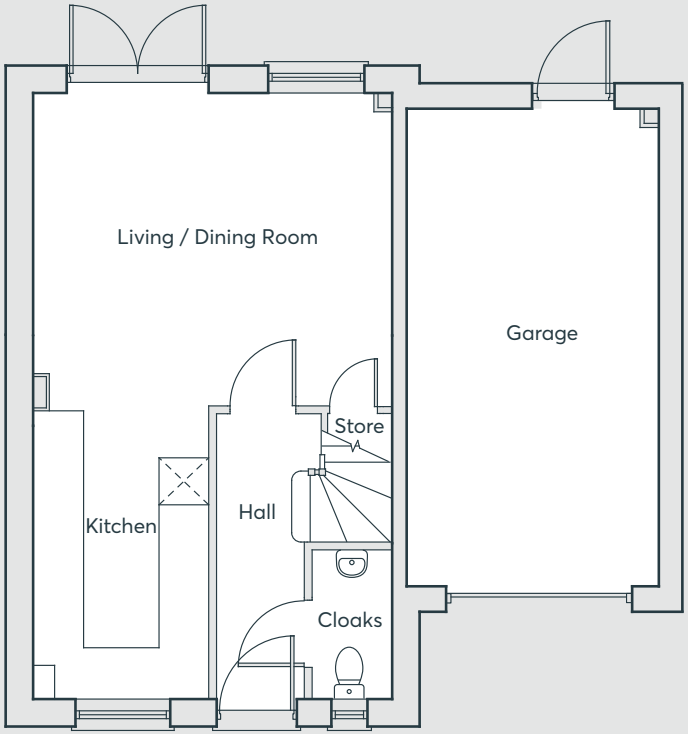
THREE BEDROOM HOME

LITTLECOMBE

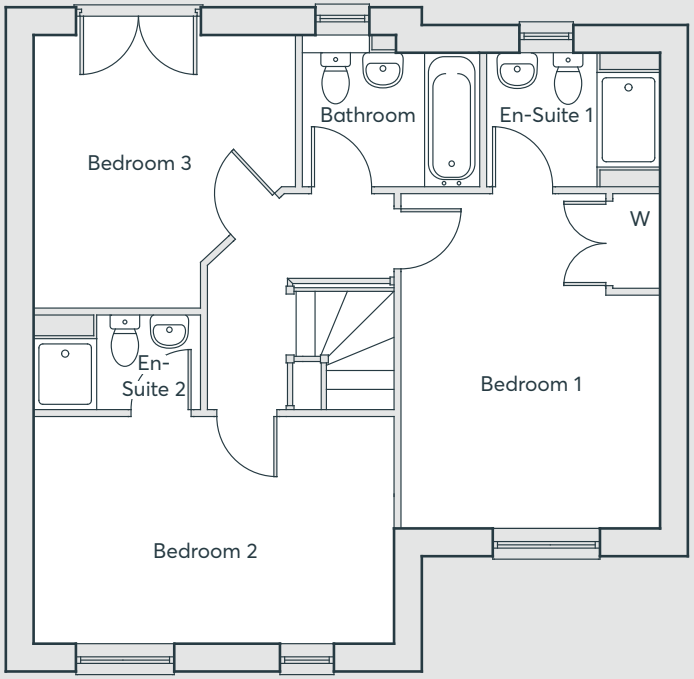
DURSLEY

ST.MODWEN HOMES

THE HALLVARD



GROUND FLOOR



FIRST FLOOR

Living/Dining	3.99m x 4.57m	13'1" x 15'0"
Kitchen	3.73m x 2.26m	12'3" x 7'5"
Cloakroom	1.90m x 1.02m	6'3" x 3'4"
Bedroom 1	4.25m x 3.29m	13'11" x 10'9"
En-suite 1	1.70m x 2.20m	5'7" x 7'3"
Bedroom 2	2.88m x 4.57m	9'5" x 15'0"
En-suite 2	1.20m x 2.11m	3'11" x 6'11"
Bedroom 3	3.46m x 3.32m	11'4" x 10'11"
Bathroom	1.70m x 2.20m	5'7" x 7'5"

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SMH/965/01/19

LITTLECOMBE

DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

THE KEA T1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room with French doors
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

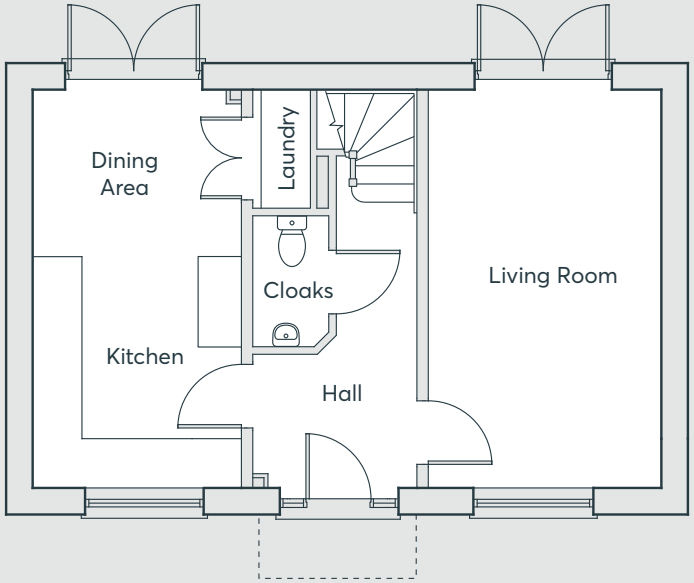
THREE BEDROOM HOME

LITTLECOMBE

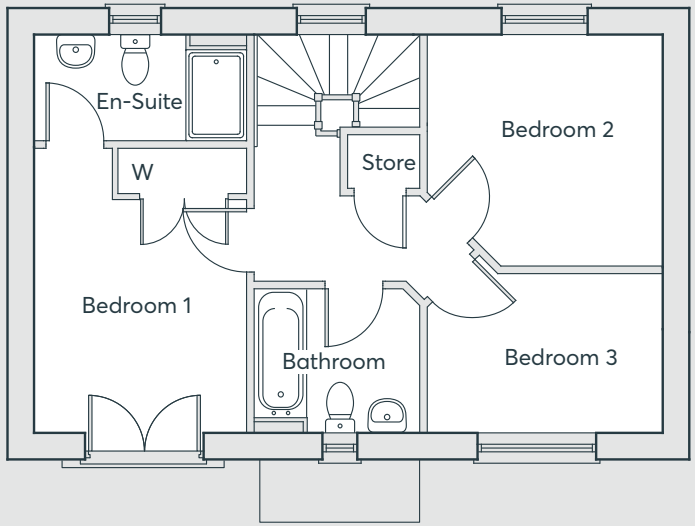
DURSLEY

ST.MODWEN HOMES

THE KEA T1



GROUND FLOOR



FIRST FLOOR

Living Room	5.25m x 3.06m	17'3" x 10'1"
Kitchen/Dining	5.25m x 2.76m	17'3" x 9'1"
Cloakroom	1.73m x 1.03m	5'8" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	1.41m x 2.79m	4'8" x 9'2"
Bedroom 2	3.05m x 3.11m	10'0" x 10'3"
Bedroom 3	2.11m x 3.11m	6'11" x 10'3"
Bathroom	2.17m x 1.90m	7'2" x 6'3"

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SMH/938T1/01/19

LITTLECOMBE
DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

THE KEA T2

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

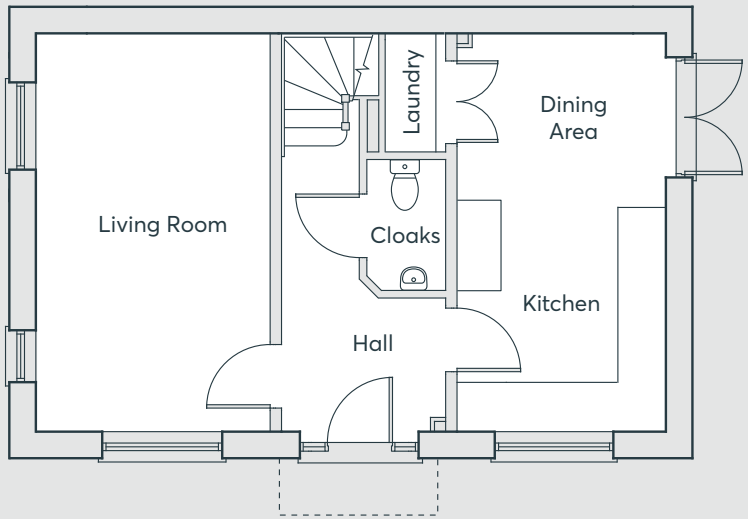
THREE BEDROOM HOME

LITTLECOMBE

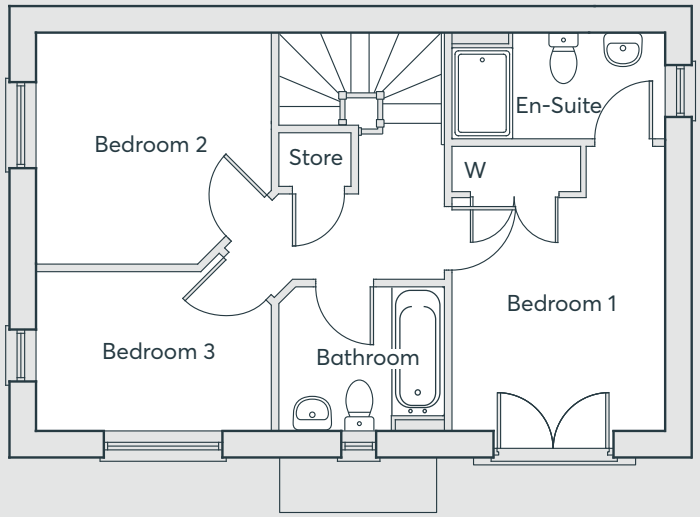
DURSLEY

ST.MODWEN HOMES

THE KEA T2



GROUND FLOOR



FIRST FLOOR

Living Room	5.25m x 3.06m	17'3" x 10'1"
Kitchen/Dining	5.25m x 2.76m	17'3" x 9'1"
Cloakroom	1.73m x 1.03m	5'8" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	1.41m x 2.79m	4'8" x 9'2"
Bedroom 2	3.05m x 3.11m	10'0" x 10'3"
Bedroom 3	2.11m x 3.11m	6'11" x 10'3"
Bathroom	2.17m x 1.90m	7'2" x 6'3"

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SMH/938T2/01/19

LITTLECOMBE

DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

THE WEBSTER

- Open plan dining/kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

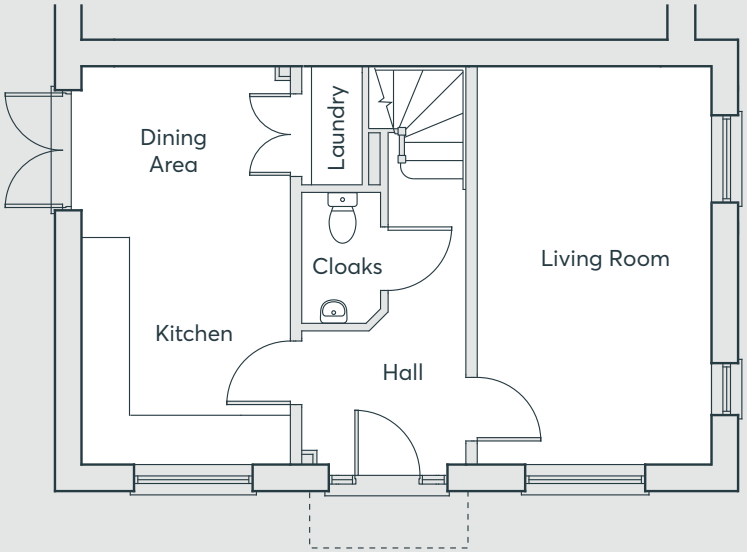
THREE BEDROOM HOME

LITTLECOMBE

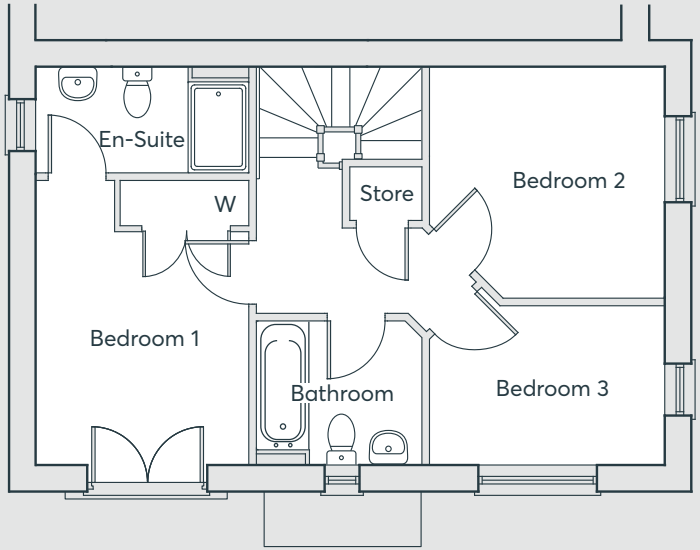
DURSLEY

ST.MODWEN HOMES

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	5.25m x 3.06m	17'3" x 10'1"
Kitchen/Dining	5.25m x 2.76m	17'3" x 9'1"
Cloakroom	1.73m x 1.03m	5'8" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	1.41m x 2.79m	4'8" x 9'2"
Bedroom 2	3.05m x 3.11m	10'0" x 10'3"
Bedroom 3	2.11m x 3.11m	6'11" x 10'3"
Bathroom	2.17m x 1.90m	7'2" x 6'3"

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SMH/938/01/19

LITTLECOMBE

DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

THE MIRIN

- Living/dining room with French doors to the 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
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

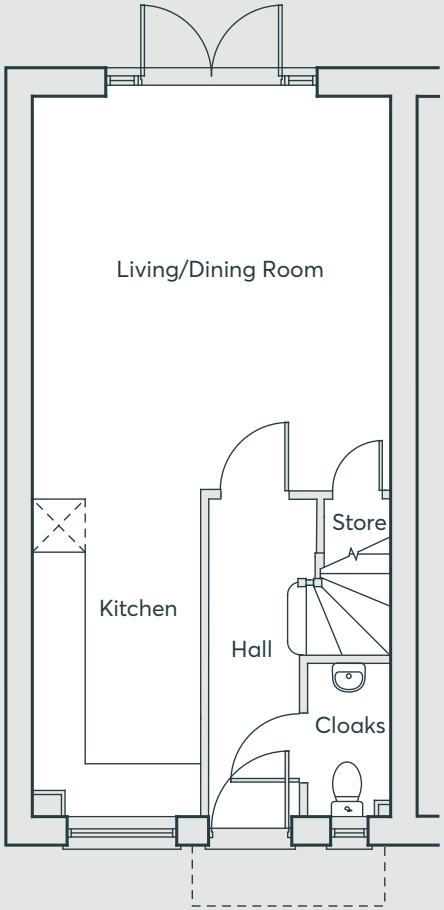
THREE BEDROOM HOME

LITTLECOMBE

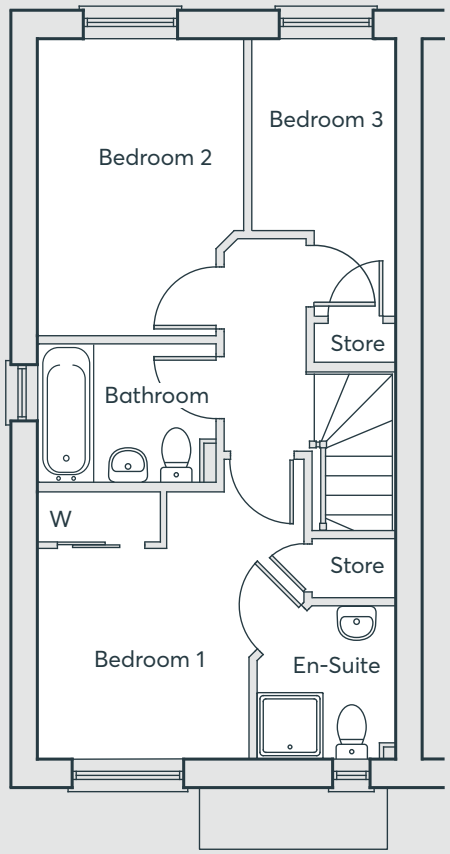
DURSLEY

ST.MODWEN HOMES

THE MIRIN



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.83m x 4.40m	15'10" x 14'5"
Kitchen	4.01m x 2.09m	13'2" x 6'10"
Cloakroom	1.90m x 1.03m	6'3" x 3'5"
Bedroom 1	2.59m x 2.60m	8'6" x 8'7"
En-suite	1.90m x 1.70m	6'3" x 5'7"
Bedroom 2	3.66m x 2.51m	12'0" x 8'3"
Bedroom 3	3.42m x 1.79m	11'3" x 5'11"
Bathroom	2.19m x 1.69m	7'3" x 5'7"

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SMH/839/01/19

LITTLECOMBE

DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

THE LAWRENCE

- 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
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

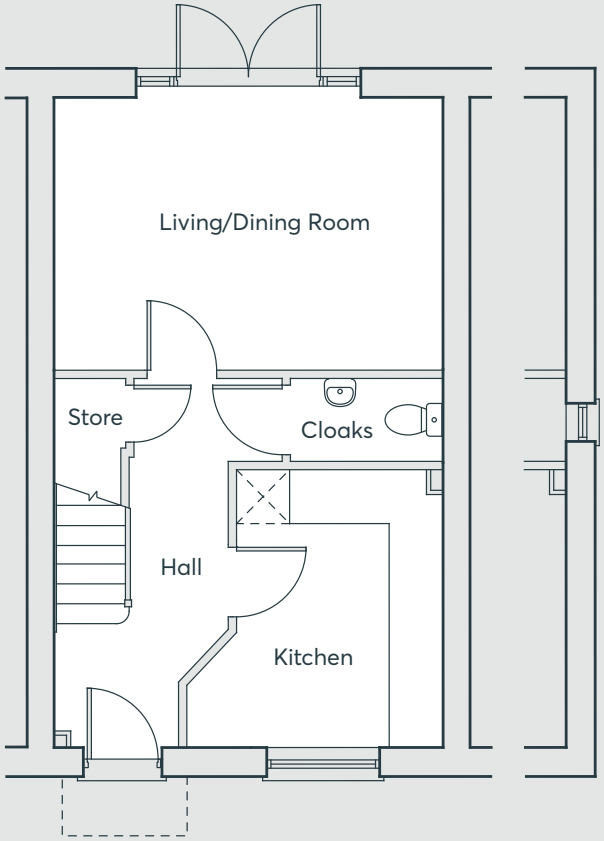
THREE BEDROOM HOME

LITTLECOMBE

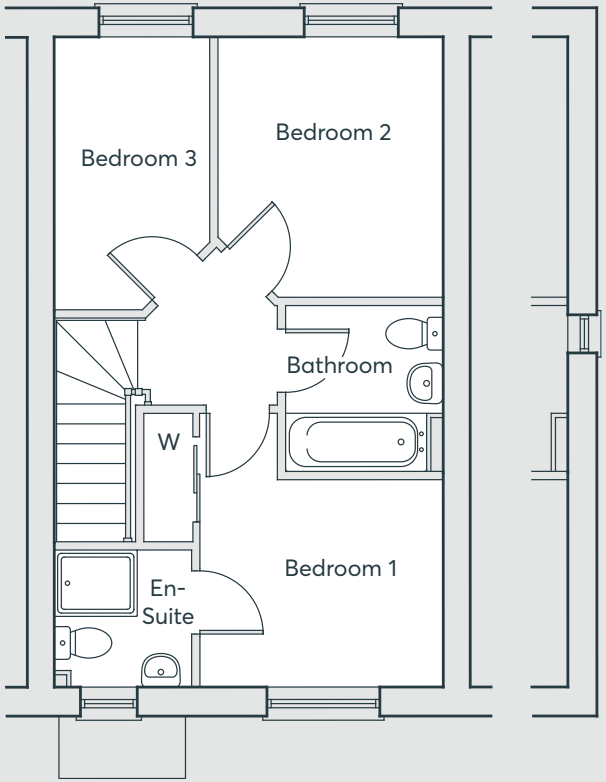
DURSLEY

ST.MODWEN HOMES

THE LAWRENCE



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 0.99m	6'0" x 3'2"
Bedroom 1	2.89m x 2.50m	9'6" x 8'2"
En-suite	1.64m x 1.70m	5'5" x 5'7"
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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SMH/791/01/19

LITTLECOMBE

DURSLEY

THREE BEDROOM HOME

ST.MODWEN HOMES

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