



CYGNETS REST
DRAKES BROUGHTON



WELCOME TO CYGNETS REST

A stunning development of 2, 3 and 4-bedroom homes in the thriving rural community of Drakes Broughton, situated on the outskirts of Pershore and just 10 minutes from Worcester. Comfort, community and countryside charm come together effortlessly at Cygnets Rest.





Bradford Street Arcade in Walsall (built c.1900) - one of the first projects by William Kendrick



Hillfort Place, Leckhampton - a previous development completed in 2024

TIME HONoured TRADITIONS

SINCE 1880, KENDRICK HOMES HAVE BEEN CRAFTING EXCEPTIONAL LIVING SPACES, A TRADITION BEGUN BY WILLIAM KENDRICK AND NOW PROUDLY UPHELD BY THE FIFTH AND SIXTH GENERATIONS OF THE KENDRICK FAMILY.

For over 140 years, we have made our mark on villages, towns and cities in numerous classical architectural styles. We have built everything from schools and hospitals to grand municipal buildings and a Victorian Arcade. In the Victorian tradition, our homes are designed with character and made to endure. Every brick laid continues that tradition of building homes that stand the test of time and with a deep pride in a job well done.

Our homes of today - designed from start to finish by our in-house design team - are informed by our heritage and are married with an interior style which evolves with the demands of modern living. Our developments have ranged from natural stone cottages and Tudor-style mansions to oak-fronted barns and modern townhouses. A time-honoured passion for perfection, craftsmanship and personal service are the traditions that guide our building of your new home.

CLASSICAL PROPORTIONS, ENDURING STYLE

Luxury is our standard and the finishing touches are what makes a Kendrick Home stand out. Fitted wardrobes, bathrooms by Roca, Hansgrohe and Minoli, thoughtfully landscaped and freshly turfed gardens and high-end fitted appliances all form part of the standard Kendrick Specification in every home. Your home is ready for you the day you move in.

We design and build flexible and considered rooms that can be furnished in any number of ways and used for different purposes. We build the house, you make it a home.

EXCLUSIVE LIVING

CREATING COMMUNITIES IS AT THE CORE OF WHAT WE DO, WE FOCUS ON SMALL AND MEDIUM SIZED DEVELOPMENTS TO ACHIEVE THIS. WE CELEBRATE THE INDIVIDUAL STYLE THAT EACH OF OUR HOME OWNERS BRING!

Our developments strive to deliver unique homes on fantastic plots. We seek to maximise open spaces for walking, playing and enjoying the private surroundings. Every lane, street and avenue on a Kendrick Homes development sees a variation of house styles, architectural details and elevational materials. Character is paramount.

We believe in creating spaces where families can grow, thrive, and create lasting memories.







SUSTAINABILITY

FROM INCEPTION TO COMPLETION, FROM DESIGN TO CONSTRUCTION TO LIVING, WE ARE COMMITTED TO REDUCING THE ENVIRONMENTAL IMPACT OF OUR HOMES.

We focus on clean electricity-generating technologies and integrate innovations in energy and heat efficiency to make your home more efficient and affordable to run. By carefully considering every stage of construction and collaborating closely with our supply chain to use the most sustainable materials, we ensure a greener future for you and the wider environment.

ENRICHING THE ENVIRONMENT

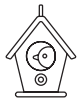
Our development in Drakes Broughton endeavours to enrich both the biodiversity within Cygnets Rest and enhance the services and infrastructure in the wider community. We'll be providing over £800,000 towards the local area through the Community Infrastructure levy and money towards local facilities.



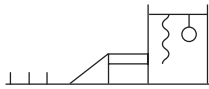
**6.32 ACRES
OF PUBLIC
OPEN SPACE**



**WILDFLOWER
MEADOW & COMMUNITY
ORCHARD**



**WILDLIFE
SUPPORT**



**TWO TRIM
TRAILS**

OUR TREE PLANTING PLEDGE

We help nature grow every time we build – by dedicating a newly planted tree in the National Forest for every home we construct. Strengthening woodland habitats, helping wildlife flourish and bringing people joy.

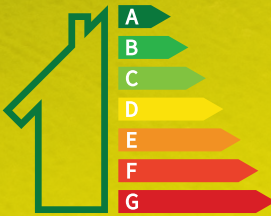




FUTURE PROOFED

THOUGHTFULLY DESIGNED FOR A SUSTAINABLE FUTURE.

We design and build homes with your future and the environment in mind. Our commitment to sustainability means we use eco-friendly materials and incorporate advanced technology to ensure your home remains energy-efficient and cost-effective for years to come.



Predicted energy
efficiency rating B
for all properties
at Cygnets Rest.

Main image shows previous development (The Martingales) at Newbold on Stour in Warwickshire.

OUR ENERGY EFFICIENT FEATURES



LOW ENERGY LIGHTING WITH LED TECHNOLOGY

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



HIGH PERFORMANCE INSULATION

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



COMPOST AREA, RECYCLING BINS & RAINWATER BUTT

Where possible we ensure there are specific areas set outside for composting and recycling to help you do your bit for the planet. In addition we'll supply a rainwater butt to collect and store water to use in the garden.



HIGH PERFORMANCE UPVC, DOUBLE GLAZED WINDOWS

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and adds soundproofing from the outside world.



AIR LEAKAGE TESTED

Our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.



THERMOSTATICALLY CONTROLLED RADIATOR VALVES

Self-regulating thermostatic radiator valves (TRVs) are used on all radiators to control the air temperature in a room and help to adjust your heating perfectly.



ELECTRIC CAR CHARGER

Charge your electric car at home with our dedicated home car charging points. This is not only convenient but works out cheaper than filling up a traditional petrol or diesel car.



A-RATED APPLIANCES

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs for your new home.



AIR SOURCE HEAT PUMP

Included on every property at this development, air source heat pumps are an alternative way to heat your home. This technology takes the warm air from outside and uses it to heat your home inside.



TEMPERATURE MANAGED COMFORT

Intelligently designed windows and modern ventilation technologies to help manage the temperature in your home.



WORCESTERSHIRE

LOCATED AT THE HEART OF ENGLAND, WORCESTERSHIRE IS ONE OF ENGLAND'S MOST BEAUTIFUL COUNTIES FULL OF FANTASTIC OPPORTUNITIES TO ENJOY THE GREAT OUTDOORS AS WELL AS EXPERIENCE THE UNIQUE HERITAGE THAT BRITAIN HAS TO OFFER.

The City of Worcester is the jewel in the crown of the county with the dramatic cathedral rising out of the city landscape nestled alongside the River Severn. One of the oldest cities in England, Worcester also boasts a fantastic programme of arts, festivals and cultural events. Elsewhere in the county you can enjoy shopping in the picture-postcard town of Broadway in the south, take in the views from the magnificent Malvern Hills in the west or explore the beautiful riverside towns such as Upton, Stourport and Bewdley – all with a story to tell. And if you want to venture to north Worcestershire then there's the opportunity to marvel at the Victorian town of Kidderminster with a ride on the Severn Valley Railway, a trip on the Staffordshire/Worcestershire canal or a visit to the only Museum of Carpet in the country.

EXCEPTIONAL SCHOOLS

There is a range of good educational options throughout Worcestershire.

Located right in the centre of Drakes Broughton, St Barnabas C of E First and Middle School caters for children between the ages of four and twelve plus there are several other good primary schools within a 5-mile radius.

The closest Secondary options are at Evesham, Pershore and Worcester which boasts the excellent King's School and popular Royal Grammar School as well as Tudor Grange Academy and Nunnery Wood High School.



DRAKES BROUGHTON

LOCATED ON THE B4084 BETWEEN PERSHORE TO THE EAST AND WORCESTER TO THE WEST, DRAKES BROUGHTON IS A POPULAR VILLAGE WITH SOME GOOD LOCAL FACILITIES INCLUDING A SCHOOL, TWO PUBS AND A LOCAL VILLAGE STORES.

The nearby bustling market town of Pershore, home to a magnificent Abbey, has a wide range of shops along the elegant high street plus a larger supermarket and leisure centre with swimming pool and refurbished gym. However, head in the other direction to Worcester and you'll find an even wider range of facilities with high-end restaurant chains and shops, including all the main supermarkets brands, a David Lloyd Gym & Swimming Pool plus excellent sporting and cultural attractions.

For outdoor exercise, kids can enjoy the local Drakes Broughton play area next to the village hall and playing field on Walcot Lane but there is rolling countryside all round so you can quickly be climbing hills, exploring forests or just walking along riverbanks and taking in the local wildlife.

STAY CONNECTED

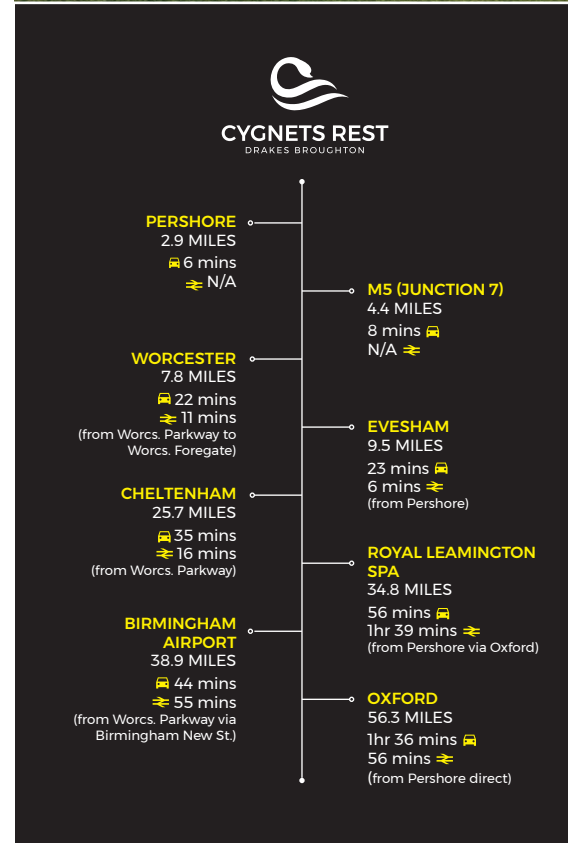
AT CYGNETS REST, YOU CAN MAKE THE MOST OF THE BEAUTIFUL COUNTRYSIDE RIGHT ON YOUR DOORSTEP, WHILE STILL ENJOYING THE BENEFITS THAT THE CITY OF WORCESTER HAS TO OFFER NEARBY.

Located just off the B4084 that runs from Evesham to Worcester, almost parallel to the A44, there are also excellent road links from nearby junction 7 of the M5. This allows easy connection to Birmingham to the north and Cheltenham and Bristol to the south while the centre of Worcester is also very close at hand.

Pershore train station, is just a 5-minute drive and Worcestershire Parkway 6 mins and both are served by Great Western Railway. For trips to London, the direct service to London Paddington takes under two hours.



Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via gigabit fibre at speeds of 900mb+



All travel times and distances are approximate.

OUT & ABOUT



CULTURE



THEATRE - WORCESTER THEATRES

Just 8 miles away, Worcester Theatres encompasses the Swan Theatre, Huntingdon Hall, and the Swan Studio, hosting a wide range of performances from drama to community showcases.



MUSEUM - THE ALMONRY MUSEUM (EVESHAM)

Located in nearby Evesham (9 miles), this charming museum offers engaging exhibitions on local history, archaeology, and medieval monastic life.



ART GALLERY - WORCESTER CITY ART GALLERY & MUSEUM

Also about 8 miles away, this venue features rotating exhibitions highlighting both local and international artists, alongside artefacts that explore the region's cultural heritage.

WELLBEING



NATURE WALKS - AVON RIVERSIDE & TIDDESLEY WOOD

Enjoy scenic riverside strolls along the River Avon in Pershore and peaceful woodland trails within Tiddesley Wood Nature Reserve, less than 6 miles from Drakes Broughton.



GYM - PERSHORE LEISURE & FITNESS CENTRE

Within just 3 miles, this well-equipped gym facility offers cardio and weight training areas, group classes, and personal training options.



SWIMMING POOL - WATERSIDE SPORTS CENTRE (EVESHAM)

About 9 miles away, this leisure centre includes a public swimming pool, teaching pool, and fitness studio - ideal for all ages and abilities.

CULINARY



PUB - THE OLD OAK (DRAKES BROUGHTON)

A country-style inn just 0.1 miles from your doorstep, known for its hearty fare, welcoming vibe, and excellent customer ratings.



RESTAURANT - THE PLOUGH & HARROW (DRAKES BROUGHTON)

Only 0.4 miles away, this popular pub-restaurant offers a varied menu in a family-friendly setting, with standout reviews for its atmosphere and food.



TAKEAWAY - THE PERFECT PLAICE (SHRUBBERY RD, DRAKES BROUGHTON)

A local fish-and-chip takeaway located on Shrubbery Road, perfect for a relaxed night in and just minutes from home.

SITE PLAN



HOUSETYPE KEY

■ The Lulsley ~ 2 bedroom home	■ The Kingston ~ 3 bedroom home
■ The Hawford ~ 3 bedroom home	■ The Henley ~ 4 bedroom home
■ The Claydon ~ 3 bedroom home	■ The Hallow ~ 4 bedroom home
■ The Oakley ~ 3 bedroom home	■ The Frankly ~ 2 bedroom home (A First Homes Property)

WELCOME TO CYGNETS REST

The Cygnets Rest development at Drakes Broughton presents a thoughtfully designed collection of 2, 3 and 4 bedroom homes surrounded by open space, mature trees, and two natural ponds that will be preserved as part of our commitment to enhancing the local environment.

Nestled beside our much-loved Spring Meadows development, this new site continues our legacy of creating beautiful homes in desirable locations where high-quality external materials blend seamlessly with the surroundings.

Experience the impeccable Kendrick Finish, where every detail reflects our commitment to quality and harmony with nature.

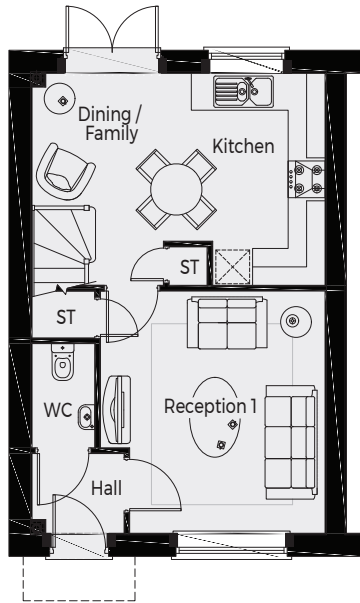


THE LULSLEY

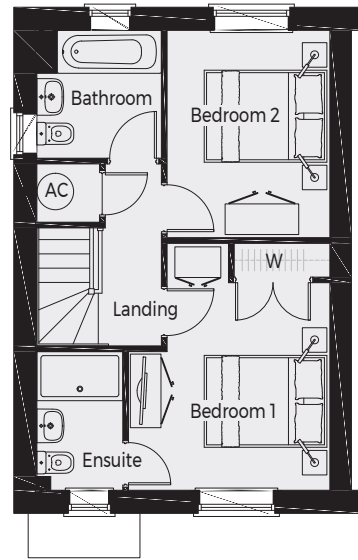
2 bedroom home ~ plots 15-18, 41 & 42 (semi-detached), 50 & 52 (end terrace) & 51 (mid terrace)

THE LULSLEY

2 bedroom home ~ plots 15-18, 41 & 42 (semi-detached), 50 & 52 (end terrace) & 51 (mid terrace)



Ground floor



First floor

GROUND FLOOR

Reception 1

3662 x 3950mm (12' x 13')

Kitchen

2180 x 3457mm (7'2" x 11'4")

Dining/Family

2567 x 2737mm (8'6" x 9')

Cloak Room

1022 x 1700mm (3'4" x 5'7")

FIRST FLOOR

Bedroom 1

3284 x 4027mm (10'9" x 13'3")

Ensuite

1400 x 2260mm (4'7" x 7'5")

Bedroom 2

2654 x 3380mm (8'9" x 11'1")

Bathroom

2030 x 2086mm (6'8" x 6'10")

Total house size:

784 sq.ft.

Plus two parking spaces.

SUMMARY OF FEATURES

- Large reception 1 flooded with light with WC off the hall
- Useful storage under the stairs and kitchen
- Wrap around kitchen with space for dining table and additional seating
- Large bedroom 1 with inbuilt storage and ensuite
- Double bedroom 2 with space for storage
- Main bathroom with bath and integrated shower

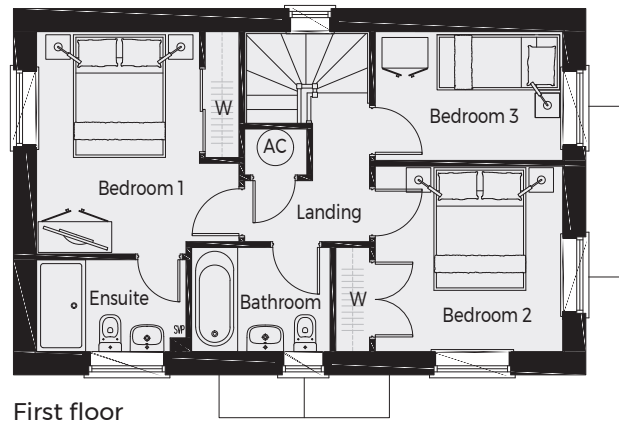
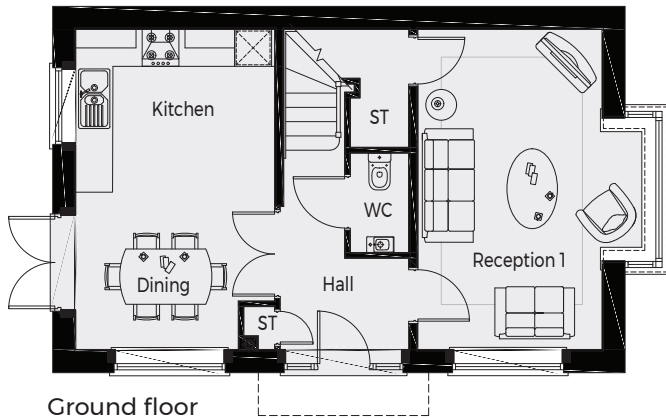


THE HAWFORD

3 bedroom home ~ plots 29, 40 & 44 (detached)

THE HAWFORD

3 bedroom home ~ plots 29, 40 & 44 (detached)



GROUND FLOOR

Reception 1
3000 x 5217mm (9'10" x 17'2")

Kitchen
3241 x 2650mm (10'8" x 8'8")

Dining
2648 x 2567mm (8'8" x 8'5")

Cloak Room
950 x 1620mm (3'1" x 5'4")

FIRST FLOOR

Bedroom 1
3298 x 3625mm (10'10" x 11'11")

Ensuite
2434 x 1500mm (8' x 4'11")

Bedroom 2
3057 x 3024mm (10' x 9'11")

Bedroom 3
3057 x 2100mm (10' x 6'11")

Bathroom
2257 x 1700mm (7'5" x 5'7")

Total house size:
993 sq.ft.

Plus two parking spaces
and a detached garage.

SUMMARY OF FEATURES

- Welcoming hallway with storage, cloak room and doors to reception 1 and double doors to the kitchen and dining room
- Reception 1 includes a feature bay window and understairs storage
- L shaped fitted kitchen with space for centrepiece dining table. Also includes double doors to the rear garden
- Bedroom 1 includes fitted wardrobes and an ensuite

- Double bedroom 2, also includes fitted wardrobes - with an additional single bedroom 3
- Family bathroom with bath and shower

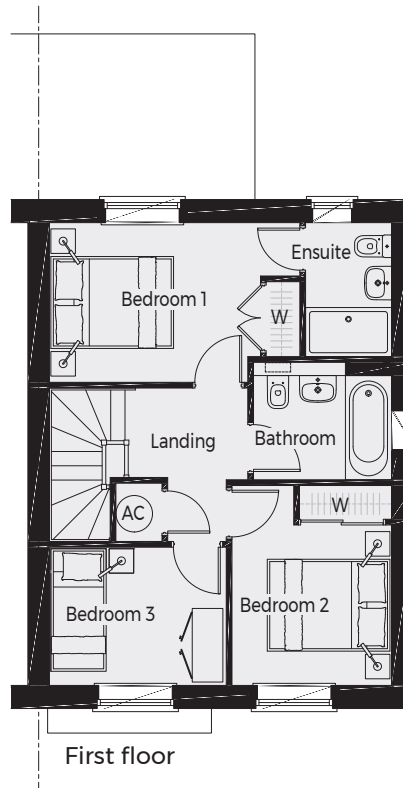
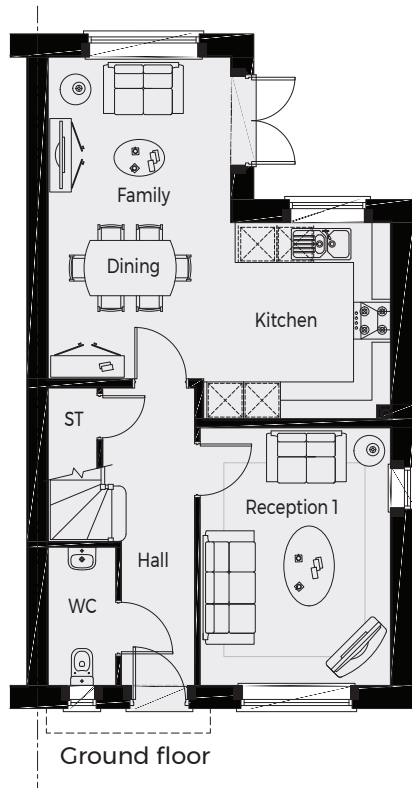


THE CLAYDON

3 bedroom home ~ plots 31, 32, 48 & 49 (semi-detached)

THE CLAYDON

3 bedroom home ~ plots 31, 32, 48 & 49 (semi-detached)



GROUND FLOOR

Reception 1
3100 x 4200mm (10'2" x 13'9")
Kitchen
2604 x 3196mm (8'7" x 10'6")
Dining
2973 x 3196mm (9'9" x 10'6")
Family
2973 x 2700mm (9'9" x 8'10")
Cloak Room
1100 x 2255mm (3'7" x 7'5")

FIRST FLOOR

Bedroom 1
4084 x 2603mm (13'5" x 8'7")
Ensuite
1400 x 2185mm (4'7" x 7'2")
Bedroom 2
2600 x 3260mm (8'6" x 10'8")
Bedroom 3
2884 x 2255mm (9'6" x 7'5")
Bathroom
2250 x 2185mm (7'5" x 7'2")

Total house size:
1008 sq.ft.

Plus two parking spaces
and a detached garage
(plots 31, 32 & 48).

Plus two parking spaces
(plot 49).

SUMMARY OF FEATURES

- Spacious and welcoming hallway with cloakroom, separate storage and doors to reception 1 and the kitchen/dining/family room
- Reception 1 with dual aspect windows, flooded with light
- U shaped kitchen with integrated appliances, includes space for a feature dining table and separate family space near the double doors to the rear
- Bedroom 1, with fitted wardrobes and ensuite with spacious shower
- Bedroom 2, a double bedroom, includes fitted wardrobes
- Upstairs is finished off with a single bedroom, including space for additional furniture
- Family bathroom with over bath shower

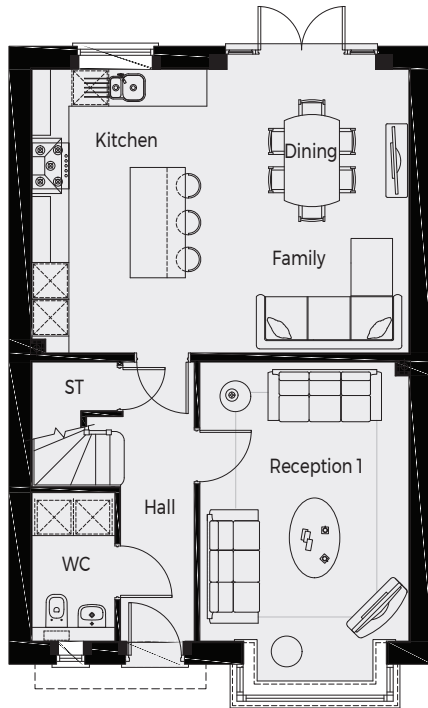


THE OAKLEY

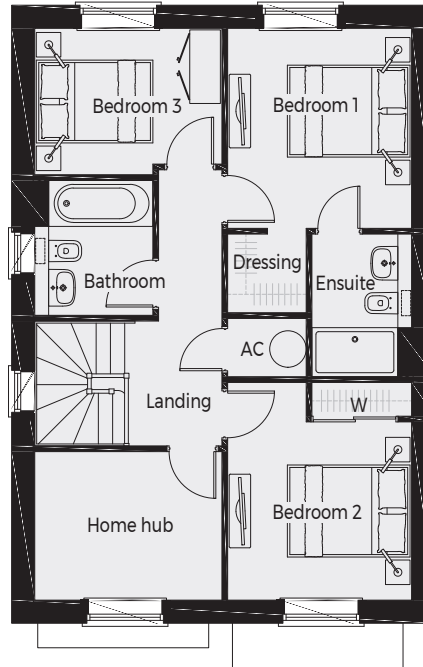
3 bedroom home ~ plots 27, 28, 38 & 39 (detached)

THE OAKLEY

3 bedroom home ~ plots 27, 28, 38 & 39 (detached)



Ground floor



First floor

GROUND FLOOR

Reception 1
3408 x 5225mm (11'2" x 17'2")

Kitchen
2850 x 4623mm (9'4" x 15'2")

Dining
3294 x 2312mm (10'10" x 7'7")

Family
3294 x 2312mm (10'10" x 7'7")

Cloak Room
1350 x 2421mm (4'5" x 7'11")

FIRST FLOOR

Bedroom 1
3000 x 3262mm (9'10" x 10'9")

Dressing Room
1282 x 1282mm (4'3" x 4'3")

Ensuite
1625 x 2325mm (5'4" x 7'8")

Bedroom 2
3000 x 3550mm (9'10" x 11'8")

Bedroom 3
3051 x 2387mm (10' x 7'10")

Home hub
3051 x 2421mm (10' x 7'11")

Bathroom
1925 x 2200mm (6'4" x 7'3")

Total house size:
1264 sq.ft.

Plus two parking spaces
and a detached garage.

SUMMARY OF FEATURES

- Hallway with downstairs cloak room, under stairs storage and doors to reception 1 and the kitchen/dining/family room
- Spacious reception 1 with feature bay window
- Multi use kitchen/dining/family room with feature breakfast bar. Includes plenty of space for a large dining table and additional seating. Includes double doors to the rear
- Three double bedrooms, with bedroom 1 including a dressing room and ensuite
- Bedroom 2 includes fitted wardrobes, with space for additional furniture in bedroom 3
- The home hub room is multi use, suitable for home working, handy play room or a more informal bed layout
- The family bathroom includes an over shower bath

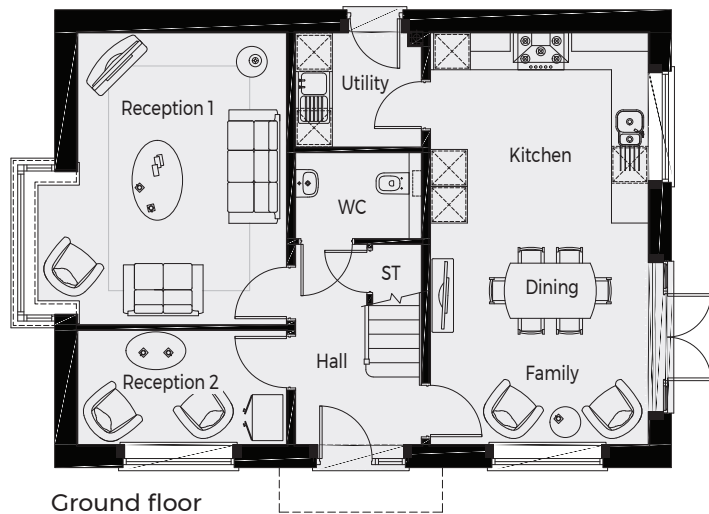


THE KINGSTON

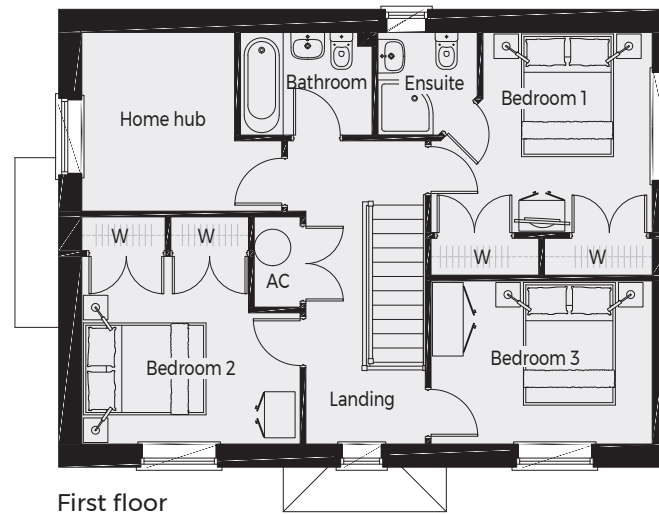
3 bedroom home ~ plots 1, 30, 34, 35 & 53 (detached)

THE KINGSTON

3 bedroom home ~ plots 1, 30, 34, 35 & 53 (detached)



Ground floor



First floor

GROUND FLOOR

Reception 1
3400 x 4757mm (11'2" x 15'7")

Reception 2
3400 x 1860mm (11'2" x 6'1")

Kitchen
3549 x 3100mm (11'8" x 10'2")

Dining
3549 x 1805mm (11'8" x 5'11")

Family
3549 x 1805mm (11'8" x 5'11")

Utility
2050 x 1860mm (6'9" x 6'1")

Cloak Room
2050 x 1400mm (6'9" x 4'7")

FIRST FLOOR

Bedroom 1
2760 x 3264mm (9'1" x 10'9")

Ensuite
1620 x 1675mm (5'4" x 5'6")

Bedroom 2
3560 x 3060mm (11'8" x 10'1")

Bedroom 3
3606 x 2660mm (11'1" x 8'9")

Home hub
2490 x 2914mm (8'2" x 9'7")

Bathroom
2150 x 1675mm (7'1" x 5'6")

Total house size:
1375 sq.ft.

Plus two parking spaces
and a detached garage.

SUMMARY OF FEATURES

- A spacious hallway with cloakroom, storage and traditional left/right split downstairs accommodation
- Two reception rooms, with reception 1 including a feature bay window, reception 2 suitable for a multitude of uses
- Bedroom 1 with two double wardrobes and ensuite with corner shower
- Two double bedrooms, with bedroom 2 including two double wardrobes
- The home hub room is multi use, suitable for home working, handy play room or a more informal bed layout

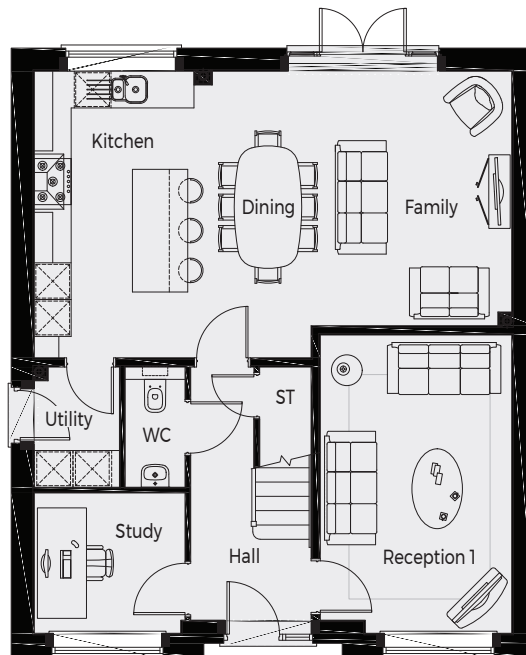


THE HENLEY

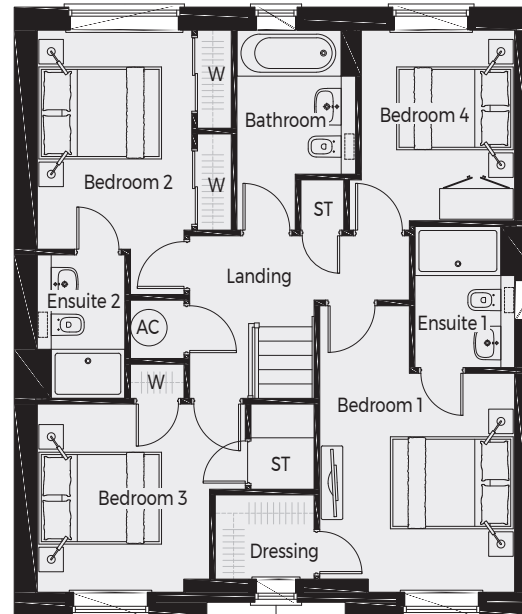
4 bedroom home ~ plots 33, 36, 37, 43, 45 & 46 (detached)

THE HENLEY

4 bedroom home ~ plots 33, 36, 37, 43, 45 & 46 (detached)



Ground floor



First floor

SUMMARY OF FEATURES

- Welcoming hallway including storage, cloakroom and access to the downstairs study, reception 1 and kitchen/dining/family room
- The spacious kitchen/dining/family room has plenty of room for the largest of tables, a separate relaxing area and breakfast bar
- Spacious bedroom 1 and 2 with ensuite bathrooms, a feature dressing room in bedroom 1 and fitted wardrobes in bedroom 2
- Two further double bedrooms, with bedroom 3 including a fitted wardrobe
- Family bathroom with over bath shower

GROUND FLOOR

Reception 1
3121 x 4856mm (10'3" x 16")

Kitchen
2603 x 4674mm (8'7" x 15'4")

Dining
2589 x 4675mm (8'6" x 15'4")

Family
2590 x 4676mm (8'6" x 15'4")

Study
2456 x 2289mm (8'1" x 7'6")

Utility
1388 x 1960mm (4'7" x 6'5")

Cloak Room
975 x 1960mm (3'2" x 6'5")

FIRST FLOOR

Bedroom 1
3178 x 3572mm (10'5" x 11'9")

Dressing Room
1611 x 1374mm (5'3" x 4'6")

Ensuite 1
1625 x 2301mm (5'4" x 7'7")

Bedroom 2
2518 x 3571mm (8'3" x 11'9")

Ensuite 2
1425 x 2339mm (4'8" x 7'8")

Bedroom 3
2807 x 3070mm (9'3" x 10'1")

Bedroom 4
2500 x 3107mm (8'2" x 10'2")

Bathroom
1935 x 2347mm (6'4" x 7'8")

Total house size:
1540 sq.ft.

Plus three parking spaces and a detached garage (plots 37, 43, 45 & 46).
Plus two parking spaces and a detached garage (plots 33 & 36).

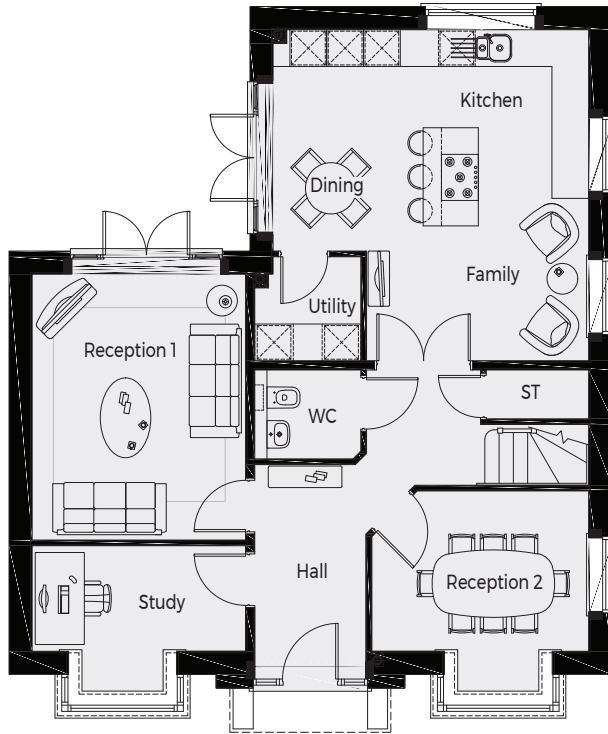


THE HALLOW

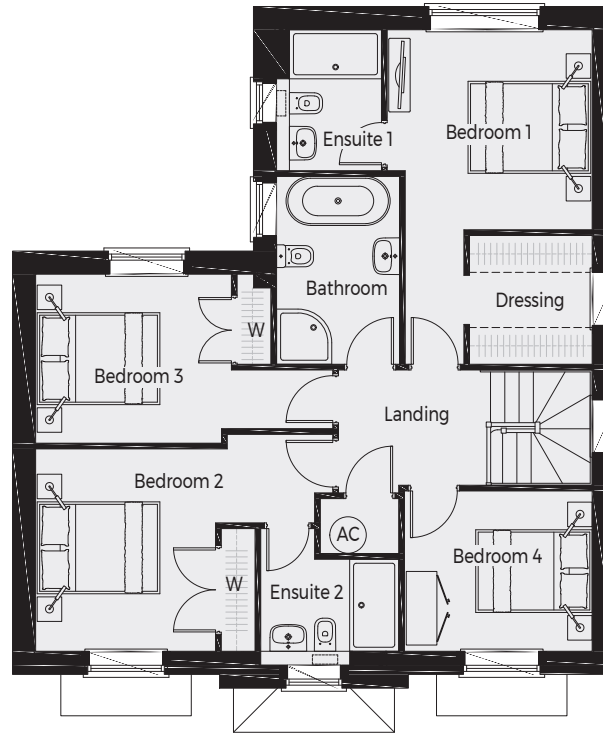
4 bedroom home ~ plot 47 (detached)

THE HALLOW

4 bedroom home ~ plot 47 (detached)



Ground floor



First floor

SUMMARY OF FEATURES

- Spacious downstairs space with two receptions rooms and a downstairs study
- Ground floor includes cloakroom, storage and utility room
- The kitchen / dining / family space is large enough for the biggest of parties, and also includes double doors to the rear
- Bedroom 1 is a fantastic suite including dressing room, and ensuite
- Bedroom two with fitted wardrobes and also an ensuite
- Bedroom 3 and 4 are both doubles with bedroom 3 including wardrobes
- The family bathroom includes a gorgeous freestanding bath and corner shower

GROUND FLOOR

Reception 1
3479 x 4335mm (11'5" x 14'3")

Reception 2
3538 x 2613mm (11'7" x 8'7")

Kitchen
5146 x 2750mm (16'11" x 9')

Dining
2446 x 3610mm (8' x 11'10")

Family
3622 x 2649mm (11'11" x 8'8")

Study
3479 x 4335mm (11'5" x 14'3")

Utility
1730 x 1696mm (5'8" x 5'7")

Cloak Room
1730 x 1450mm (5'8" x 4'9")

FIRST FLOOR

Bedroom 1
3343 x 3263mm (11' x 10'9")

Dressing Room
2000 x 2100mm (6'7" x 6'11")

Ensuite 1
1710 x 2300mm (5'7" x 7'7")

Bedroom 2
2933 x 3300mm (9'8" x 10'10")

Ensuite 2
2250 x 2225mm (7'5" x 7'4")

Bedroom 3
3192 x 2755mm (10'6" x 9'1")

Bedroom 4
3062 x 2613mm (10'1" x 8'7")

Bathroom
2004 x 3063mm (6'7" x 10'1")

Total house size:
1696 sq.ft.

Plus four parking spaces
and a detached double garage.



THE FRANKLY ~ A FIRST HOMES PROPERTY

2 bedroom home ~ plots 2, 5 & 26 (end terrace) & 3, 4, & 25 (mid terrace)



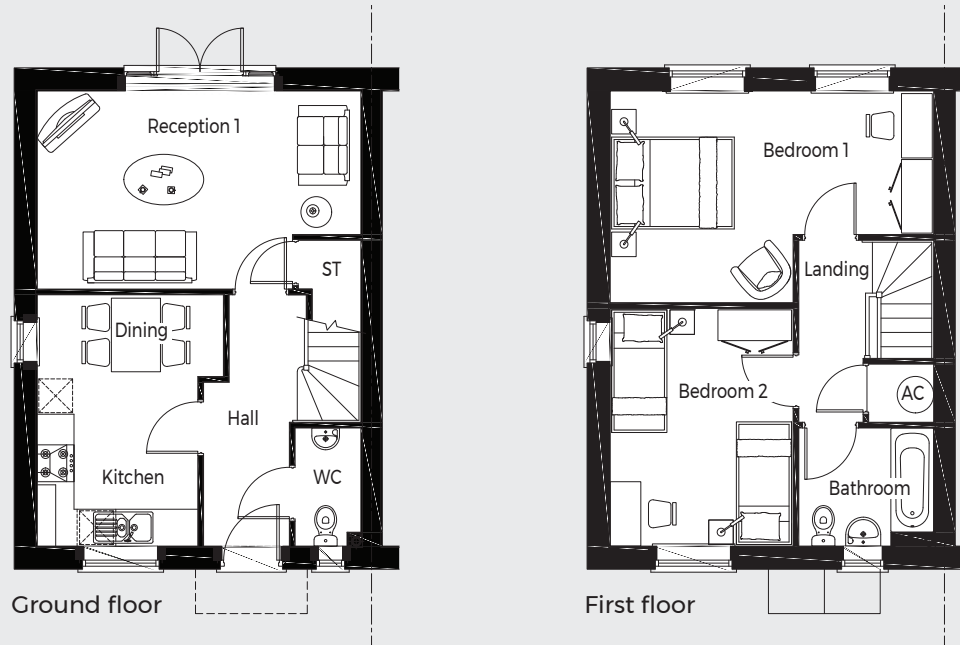
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2 bedroom home ~ plots 2, 5 & 26 (end terrace) & 3, 4 & 25 (mid terrace)



GROUND FLOOR

Reception 1
5276 x 3229mm (17'4" x 10'7")

Kitchen
2618 x 2763mm (8'7" x 9'7")

Dining
3036 x 3229mm (10' x 10'7")

Cloak Room
1072 x 1925mm (3'6" x 6'4")

FIRST FLOOR

Bedroom 1
5276 x 3451mm (17'4" x 11'4")

Bedroom 2
2983 x 3891mm (9'10" x 12'9")

Bathroom
2200 x 1925mm (7'3" x 6'4")

Total house size:
856 sq.ft.

Plus two parking spaces.

WHAT ARE FIRST HOMES?

- First Homes is a national scheme designed to help first-time buyers purchase their own home at a more affordable price
- Enjoy a discount off the full market value of the property

WHO IS IT FOR?

- First-time buyers only – all applicants must be buying their first home
- Household income must be under £80,000
- You must be able to get a mortgage for at least 50% of the discounted price
- The home must be your only residence
- Some local eligibility rules may apply, such as having a local connection or being a keyworker
- Subject to availability, eligibility, and local authority approval. Terms apply



BEAUTIFULLY DESIGNED

**CLASSIC DESIGNS BLEND SEAMLESSLY WITH EXQUISITE
MODERN INTERIORS.**

The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.



SPECIFICATION

LUXURY LIVING, PERFECTED - THOUGHTFULLY PLANNED LIVING SPACES AND STYLISH INTERIORS ARE JUST THE BEGINNING.

We understand the importance of the finishing touches that make a house a home. With the Kendrick Finish, every detail is crafted to deliver luxury as standard, ensuring an unparalleled living experience.







STYLISH KITCHEN

- Individually designed kitchen with either laminate or quartz worktops and upstands*
- Electric fan assisted single* or double* oven with integrated grill
- Four* or Five* ring ceramic hob with large feature extractor hood
- Integrated dishwasher and fridge freezer
- Integrated microwave*
- Porcelain floor tiling by Minoli
- Pelmet lights to kitchen units (where pelmets are available)
- Soft closing doors and drawers
- Washing machine and tumble dryer plumbing and electrics* (where no utility)



UTILITY*

- Stainless steel sink
- Laminate worktops with upstand
- Porcelain floor tiling by Minoli
- Plumbing and electrics for washing machine
- Electrics for tumble dryer





CONTEMPORARY BATHROOMS AND ENSUITES

- Sanitaryware by ROCA with chrome Hansgrohe fittings*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Thermostatic shower systems*
- Half height Minoli tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White freestanding or standard bath in the main bathroom*
- Shower and screen in main and ensuite bathrooms
- Porcelain floor tiling by Minoli in bathrooms where a free standing bath is located*





HEATING, LIGHTING, ELECTRICAL AND MEDIA

- Electric Vaillant* air source heat pump with compatible water cylinder
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV point to the lounge and bedroom 1
- CAT 5 cable from BT master point to lounge and study or the smallest bedroom, fibre broadband to all homes
- Multi zone underfloor ground floor heating & 2nd zone upstairs, a 3rd zone is also included where a bedroom is over the garage*



ENERGY EFFICIENCY FEATURES

- Air source heat pump
- A-rated appliances
- High performance double glazed white UPVC flush casement windows and patio doors
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt*
- All properties air leakage tested
- Electric car charger





INTERNAL FEATURES

- White handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Walls painted in Dulux white or equivalent
- Woodwork painted in white gloss
- Oversized skirting boards



EXTERNAL FEATURES

- Front door, low energy, PIR controlled light
- Wired front doorbell
- Landscaping and turf to the front and rear gardens
- External cold-water tap
- Security Alarm system*





PEACE OF MIND

**WE ARE DEDICATED TO CREATING BEAUTIFUL HOMES IN
INCREDIBLE LOCATIONS THAT ARE A JOY TO LIVE IN.**

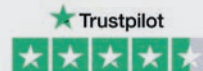
Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.



Protection for new-build home buyers

WHAT DO OUR CUSTOMERS THINK?



Our Trust Pilot reviews speak volumes about the quality of our homes and our commitment to customer satisfaction. Hear from our happy homeowners who have experienced the Kendrick Homes difference first hand.







For more information about these beautiful homes at Cygnet Rest please call our sales team on 01384 446200. Alternatively, scan the QR code below to visit our website and register your interest in this fantastic development off Stonebow Road in Drakes Broughton.





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