



BRANLEY  
HOMES

# The Meadows

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A stunning development of eight detached executive homes,  
nestled in the heart of Urmston.



# The Meadows

The Meadows – a select development of 8 exclusive properties

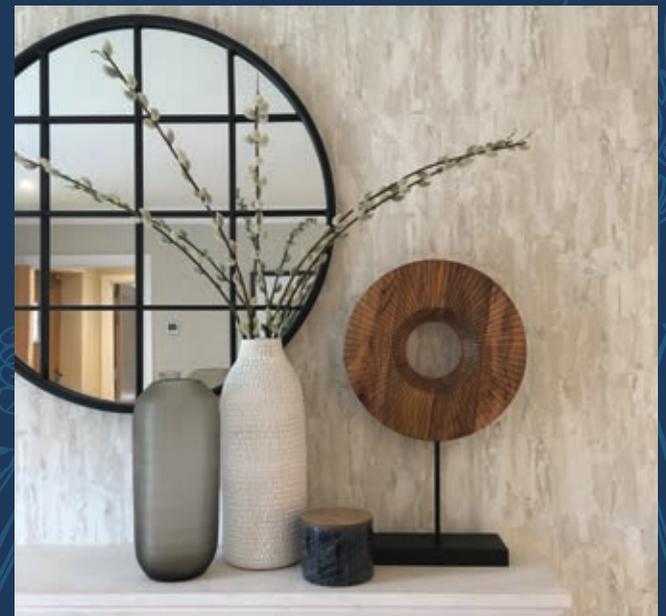
The Meadows, a stunning new collection of homes, located in a well-established, residential area of Urmston. The development offers a choice of eight, spacious, detached executive homes. There are seven, 5 bedroom properties built over three floors and one, 4 bedroom uniquely designed 1.5 storey home. Each property benefits from a private garden and integral garage.

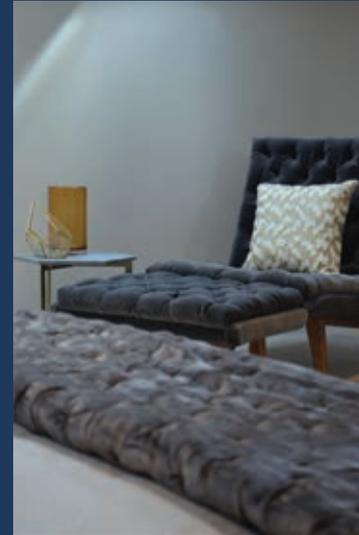
## Branley Homes

Branley Homes is an independently owned building company with extensive experience in designing and building high quality, sustainable executive homes. We understand the decision-making process and commitments involved in purchasing a new home and pride ourselves on our customer service.

We recognise a new build home represents a blank canvas for homeowners to create their dream home for relaxing, entertaining and making those all-important family memories. We will work with you from your initial enquiry to the day you move into your high spec new home and beyond. Depending on the build stage, you will have the opportunity to personalise your new home by choosing your own kitchen and flooring and upgrading items such as kitchen appliances, lighting and technology systems.\*

\*Standard packages/specification can be enhanced and upgraded upon request. Additional costs may apply subject to discussion with the developers.





## The place to be

The Meadows is located on Davyhulme Road in Urmston, a small town nestled in the Borough of Trafford, Greater Manchester.

Urmston's relaxed atmosphere immediately welcomes people to the heart of its community. The recently developed town centre has a vibrant high street lined with independent shops, restaurants and cafés and also plays host to a bustling Artisan Market.

The town is home to several parks and green spaces, and the development is situated opposite the prestigious Davyhulme Golf Club. The town has two sports centres and the popular Urmston Meadow boasts five superb rural walks.

Urmston has a number of first class local schools, including Flixton Primary School and the sought after Urmston Grammar School.

The town is just over 6 miles from Manchester city centre, which is easily accessible by car or a 12 minute journey by train. Urmston benefits from fantastic commuter links; the M60 is close by, bus links take you across the North West and Urmston train station is a short drive from the development.

# Site Plan

- 1 The Coniston
- 2 The Langdale
- 3 The Brimstone
- 4 The Grasmere
- 5 The Grange
- 6 Ambleside
- 7 Silverdale
- 8 The Brampton



Plots 1, 3, 5, 8 feature a bay to the front of the property.  
Plots 2, 6, 7 benefit from two extra windows to the front of the property.





# Floor plans

Plots 1, 2, 3, 5, 6, 7, 8



**Ground Floor**      **Sizes**

Hall	2.13 x 3.6 x 4.9m
Study	3.0 x 3.6m
Lounge	4.9 x 4.1m
WC	1.1 x 1.8m
Utility	2.8 x 1.8m
Living/Kitchen	4.7 x 9.5 x 4.0m
Garage	3.0 x 6.1m



**First Floor**      **Sizes**

Bedroom one	4.1 x 3.8m
Bedroom one en-suite	2.5 x 1.5m
Bedroom two	4.1 x 3.6m
Bedroom two en-suite	2.1 x 1.6m
Bathroom	2.1 x 2.4m
Bedroom three	3.5 x 3.1m
Bedroom four	3.0 x 4.3m



**Second Floor**      **Sizes**

Master bedroom	7.5 x 5.6 x 5.2m
En-suite	2.3 x 3.7 x 2.0m

Plot 4



**Ground Floor**      **Sizes**

Living room	5.4 x 4.7m
Study/Bedroom four	3.5 x 4.2 x 4.8m
Kitchen/Dining	8.6 x 2.9 x 5.4m
Garage	5.6 x 3.2m



**First Floor**      **Sizes**

Master bedroom	5.8 x 3.3 x 6.8m
En-suite	2.6 x 3.3m
Bedroom two	2.9 x 5.4m
En-suite two	1.7 x 2.1m
Bedroom three	2.8 x 5.4m
En-suite three	1.5 x 2.1m

\*Window detailing varies on plots 2, 6, 7, ask a sales advisor for details.

# Specification and finishes

The properties at The Meadows are finished to the highest standard

## General specification and finishes

- Natural slate roof tiles
- Guttering and rain water pipes in black uPVC
- uPVC wood styled windows
- Natural wood front door
- Cottage style light oak internal doors
- Electric up and over garage door in cedar wood
- Wood burner inside traditional fireplace in front living room
- Timber fascias and soffits
- Traditional oak porches with slate roofs
- Lightwave RF lighting system in the kitchen/dining and living area
- Underfloor heating throughout the ground floor and in all bathrooms
- PowerMaster wireless security system
- CAT 5 cabling in each room of the property
- Bathroom tiles supplied by Porcelanosa and Cheshire Tile & Bathroom Studio
- Stylish vanity units installed in the master en-suite, two second floor en-suite bathrooms and downstairs WC



## Kitchen specification

- Kitchens by IPS-Pronorm
- Bosch induction hob (4 cooking zones)
- Bosch dishwasher
- Neff ceiling mounted extractor
- Cople single zone wine cooler
- Bosch built-in 70/30 split fridge freezer
- Bosch single oven (x2 in show home, optional for all properties)
- Bosch warming and accessory drawer
- Bosch built in microwave oven with grill
- Blanco pop-socket (main island work-top)
- Silestone Quartz worktop

Our new homes come with a 10 year insurance backed structural warranty from LABC Warranty. All of our homes are constructed in accordance with high safety standards and strict building regulations. We provide all of our buyers with buildings and insurance certification as well as home user guides when they move into their new home. For further information, please refer to our website [www.branleyhomes.com](http://www.branleyhomes.com)



# The Meadows



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## Disclaimer

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