

# Development Layout

A beautiful development of 3 & 4 bedroom homes in Featherstone, West Yorkshire

- The Preston**  
3 bedroom home
- The Ledsham**  
3 bedroom home
- The Norwich**  
3 bedroom home
- The Dartmouth**  
3 bedroom home
- The Arundel**  
4 bedroom home
- Affordable homes**
- Homes with Solar Panels**



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Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on this literature, which is not a contract. The Company also reserves the right to alter specifications without notice.

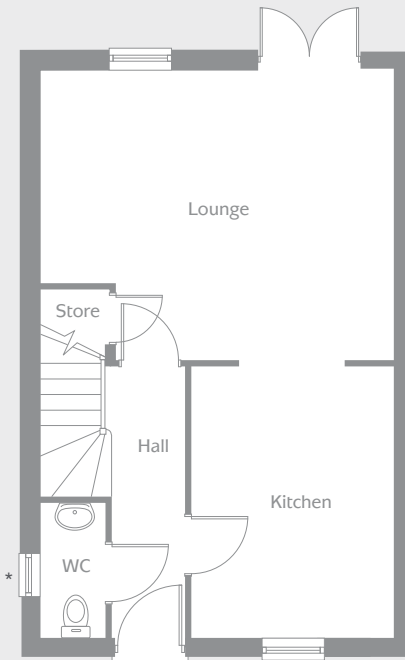
# The Preston

3 bedroom home

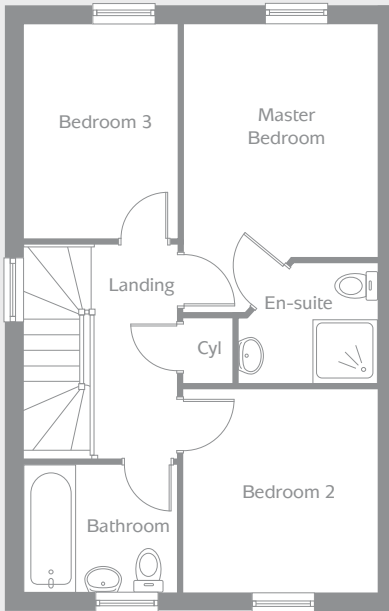


The Preston is a modern three bedroom home ideal for couples and families alike.

- Open plan lounge, kitchen, dining area with French doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Kitchen	3.30m x 2.80m	10'10" x 9'2"
Lounge	5.00m x 4.65m	16'5" x 15'3"

Master Bedroom (max)	4.15m x 2.70m	13'7" x 8'10"
En-suite (max)	1.75m x 1.65m	5'9" x 5'5"
Bedroom 2	2.80m x 2.70m	9'2" x 8'10"
Bedroom 3	3.20m x 2.10m	10'6" x 6'11"
Bathroom	2.10m x 1.75m	6'11" x 5'9"

**Note:**  
 \*Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.



# The Ledsham

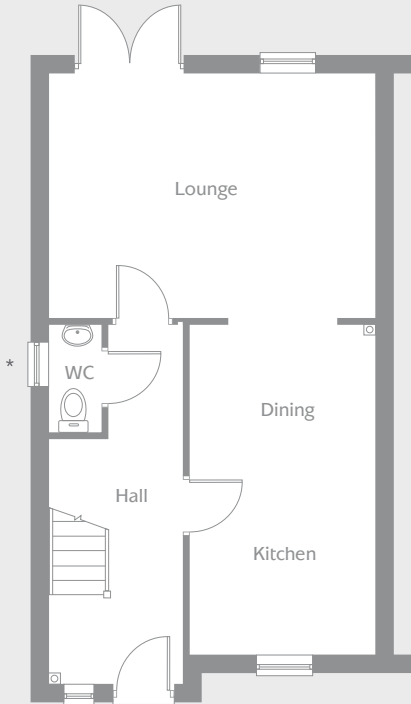
3 bedroom home



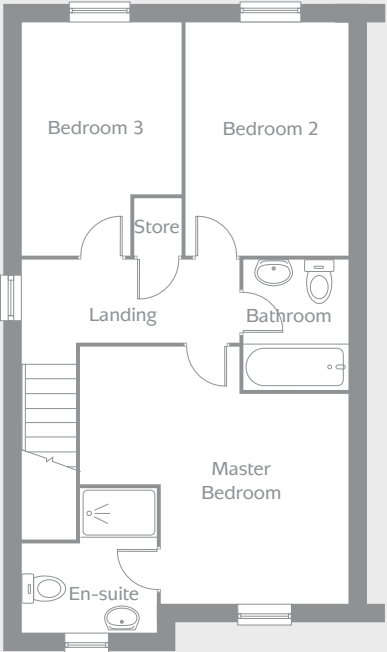


The Ledsham is a spacious three bedroom home perfect for young families

- Lounge with patio doors to the garden
- Open-plan kitchen with dining area overlooking the front of the home
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge	5.3m x 3.9m	17'3" x 12'7"
Kitchen/Dining	3.0m x 5.4m	9'8" x 17'7"
WC	1.8m x 0.89m	5'9" x 2'9"

Master Bedroom	4.2m x 4.1m	13'7" x 13'4"
En-suite	2.1m x 2.3m	6'8" x 7'5"
Bedroom 2	2.6m x 3.8m	8'5" x 12'4"
Bedroom 3	2.5m x 3.8m	8'2" x 12'4"
Bathroom	1.7m x 2.1m	5'5" x 6'8"

\*Plot specific windows only fitted to end or semi-detached properties – See our Sales Advisor for details.

# The Norwich

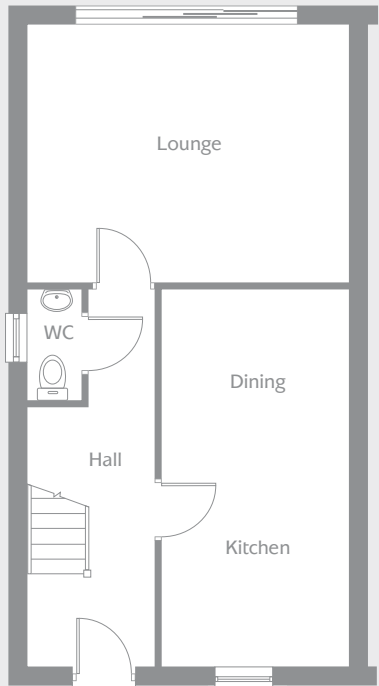
3 bedroom home



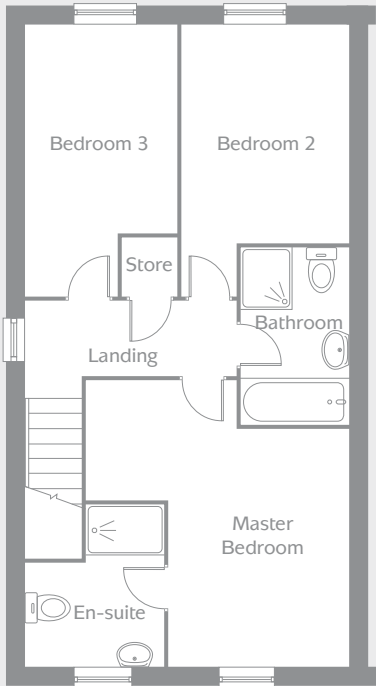


The Norwich is a spacious three bedroom home ideal for young families

- Lounge with tri-sliding doors to the garden
- Generous kitchen with dining area overlooking the front of the home
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge	5.1m x 4.1m	16'7" x 13'4"
Kitchen/Dining	3.0 x 5.9m	9'8" x 19'3"
WC	1.8m x 0.89m	5'9" x 2'9"

Master Bedroom	4.0m x 4.4m	13'1" x 14'4"
En-suite	1.5m x 2.3m	4'9" x 7'5"
Bedroom 2	4.3m x 2.6m	15'0" x 8'5"
Bedroom 3	4.3m x 2.3m	15'0" x 7'5"
Bathroom	1.7m x 2.8m	5'5" x 9'1"

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Computer generated image for this house type is for guidance only. Our Sales Advisor will provide external material details for each development. Please note: these dimensions are given as a guideline only and should not be relied upon to determine the size of carpets, appliances, furniture etc. Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements in this display, which is not a contract. The Company also reserves the right to alter specifications without notice.



# The Dartmouth

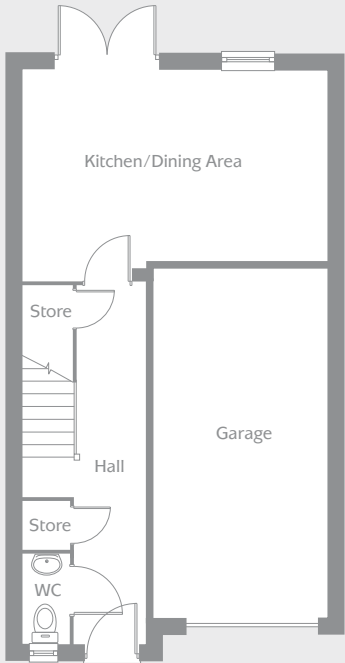
3 bedroom home





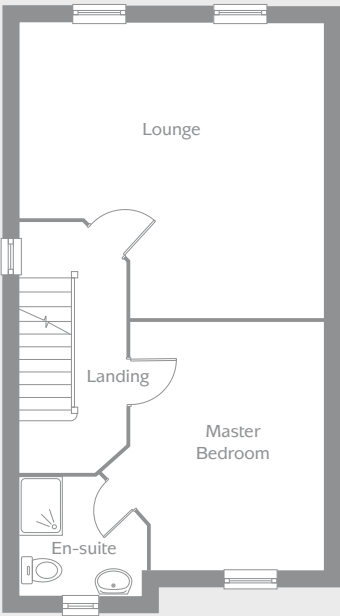
The Dartmouth is a modern three bedroom home ideal for couples and families alike.

- Kitchen with dining area & French doors to the garden
- Spacious lounge located on the first floor
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom
- Integral single garage



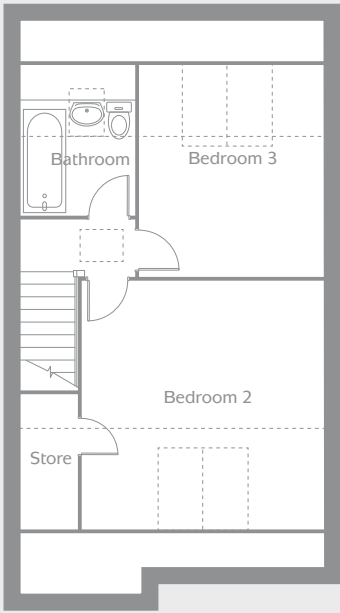
GROUND FLOOR

Kitchen/  
Dining Area (max)      5.20m x 3.25m      17'0" x 10'8"



FIRST FLOOR

Lounge (max)                      5.20m x 5.05m      17'0" x 16'7"  
Master Bedroom (max)      4.25m x 3.25m      13'11" x 10'8"  
En-suite (max)                      2.00m x 2.00m      6'7" x 6'7"



SECOND FLOOR

Bedroom 2                              4.25m x 4.15m      13'11" x 13'7"  
Bedroom 3                              3.60m x 3.15m      11'9" x 10'4"  
Bathroom                              1.95m x 1.90m      6'5" x 6'3"

**Note:**  
Where a dotted line is shown on the plan, there will be reduced height to the ceiling. Dimensions shown in these rooms are maximum measurements wall to wall. Please ask our Sales Advisor for details.  
\*Plot specific. Windows only fitted to end or semi-detached properties - See our Sales Advisor for details.

# The Arundel

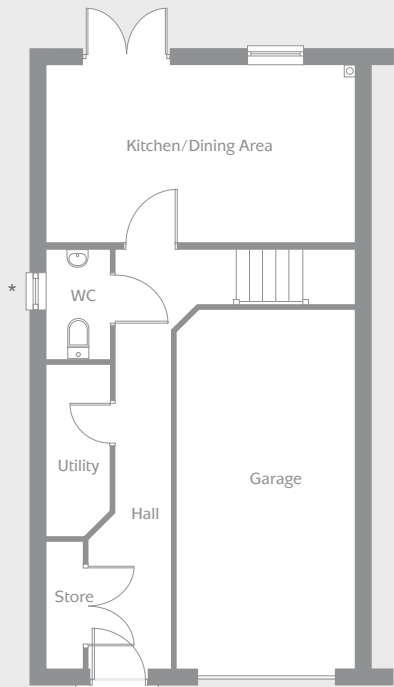
4 bedroom home



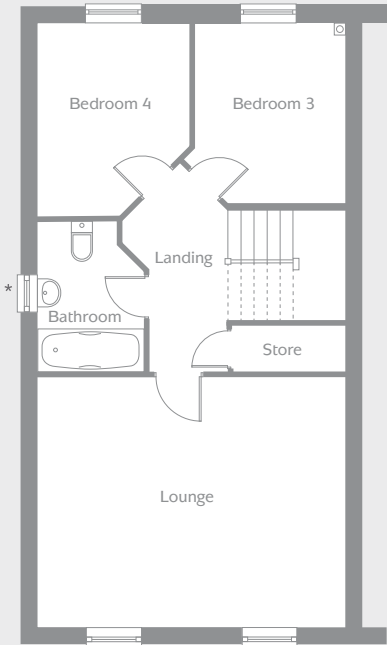


The Arundel is a modern four bedroom home well suited to families.

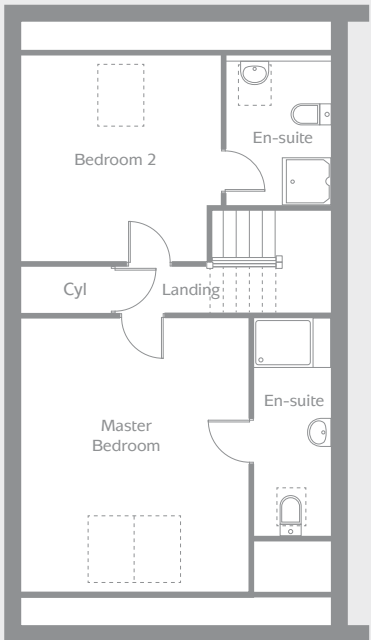
- Open plan kitchen and dining area with French doors leading to the rear garden
- Spacious lounge located on the first floor
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining Area	5.04m x 2.94m	16'6" x 9'8"
Utility	0.89m x 2.91m	2'11" x 9'6"
WC	0.89m x 1.89m	2'11" x 6'2"

Lounge	5.04m x 4.20m	16'6" x 13'9"
Bedroom 3	2.44m x 2.94m	8'0" x 9'8"
Bedroom 4	2.52m x 2.94m	8'3" x 9'8"
Bathroom	1.67m x 2.74m	5'6" x 9'0"

Master Bedroom	3.70m x 4.61m	12'2" x 15'1"
En-suite	1.13m x 3.61m	3'8" x 11'10"
Bedroom 2	3.35m x 3.39m	11'0" x 11'1"
En-suite	1.61m x 2.20m	5'3" x 7'3"

\*Plot specific windows only fitted to end or semi-detached properties – See our Sales Advisor for details.

## Specification

Making your house a home  
at Purston Grange, Featherstone

# Welcome to Purston Grange

A luxury development of  
three & four bedroom  
homes in a range of designs  
to suit every lifestyle





## Electrical

- Security alarm with PIR sensors
- Low energy light bulbs throughout
- USB sockets to kitchen, lounge and all bedrooms
- Mains operated smoke alarms with battery backup
- White light switches and sockets

## Exterior Features

- Insulation to all external walls, ground floors and roof space
- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 4 panel front door with opaque glazing in anthracite grey with chrome letter box, handle and house numbers
- Single integral garage with door in anthracite grey\*
- PVCu French doors in white
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing including gate to rear garden
- Turf to front and rear garden
- Electric car charging point - smart app enabled
- Solar panels\*

## Warranty

- NHBC 10 year Buildmark warranty



Raising Standards. Protecting Homeowners



## Kitchen

- Base and wall units in a range of traditional and contemporary styled doors with a choice of handles
- A range of laminate worktops with matching upstand
- Stainless steel 1½ bowl sink and chrome mixer tap
- Glass splashback to gas hob in a choice of colours
- LED feature lighting to underside of wall cupboards
- LED Chrome downlights
- Zanussi oven, gas hob & extractor hood
- Zanussi integrated fridge freezer and dishwasher\*

## Utility\*

- A range of laminate worktops with matching upstands
- Space for washing machine and tumble dryer including plumbing for washing machine
- LED chrome downlights

**ZANUSSI**



## Bathroom\* & En-suite

- Ideal Standard Concept Air Cube sanitaryware in white
- Hansgrohe basin and bath mixer taps in chrome
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- LED chrome downlights
- Heated towel rail in white
- Shaver socket to master en-suite

**iIdeal**  
STANDARD





hangrohe

**mira**  
SHOWERS

## Interior Features

- Crown off white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase painted white with oak stained handrail and newel post cap
- Skirting board and architrave painted white

## Wardrobes

- Hammonds fitted wardrobes to master bedroom with hanging rail and shelf\*

H A M M O N D S  
THE FITTED FURNITURE COMPANY

CROWN



## Flooring

- Vinyl flooring in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites

## Tiling

- Half tiling to most walls and full height tiling to shower cubicle in a choice of ranges to family bathroom and en-suite

## Plumbing and Heating

- Ideal standard boiler system with dual zone control
- White enamelled thermostatic radiators and thermostatic towel rails to bathroom and en-suite



# How to find us

Pontefract Road, Featherstone, WF7 5AJ

## DIRECTIONS FROM WAKEFIELD:

- Leave Wakefield and head East on the A638 Doncaster Road
- Continue on this and bear left towards Sharlston Common and Featherstone on the A645, Weeland Road
- This will bring you into Featherstone directly onto Pontefract Road where you will find the development

## DIRECTIONS FROM LEEDS:

- Head out of Leeds on the M621 South and merge onto M1
- At junction 42, turn left onto the M62 towards Hull
- Continue on this until junction 32, then take this and bear right on the A639 towards Pontefract
- When you reach the centre of Pontefract, turn right on Wakefield Road and this will bring you into Featherstone directly onto Pontefract Road where you will find the development

## DIRECTIONS FROM DONCASTER:

- Take the A635 from the City out towards the A1(M)
- Head North on the A1(M) for two junctions, then leave on the A639 Doncaster Road towards Pontefract
- When you reach the centre of Pontefract, turn left on Wakefield Road and this will bring you into Featherstone directly onto Pontefract Road where you will find the development



## About the area

Purston Grange is an exclusive collection of just thirty four 3 & 4 bedroom semi-detached homes in a range of beautiful designs.

Featherstone is a lovely location with many local amenities for you to enjoy. The most popular attractions in the area are the breathtaking National Trust Park Nostell Priory and Farmer Copleys, where there is a farm shop, a lovely coffee shop full of sumptuous treats and several events held throughout the year. The pumpkin picking season is always great here, where people come from miles around.

Xscape and Junction 32 Shopping Outlet are also close by, giving so much to do for all the family.

The town is surrounded by beautiful countryside and yet Wakefield, Leeds and Doncaster are also close by; making Purston Grange a great place for the whole family to appreciate.

Sales Information Centre open Thursday to Monday 11am - 5pm

Tel: 01924 911413 | Email: [purstongrange@orionhomes.co.uk](mailto:purstongrange@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)





*So good to come home to*

STYLISH NEW HOMES  
BROUGHT TO YOU BY  
ORION HOMES