



EASTERLY PARK  
BRAUNTON

## ABOUT CHICHESTER DEVELOPMENTS

Founded in 1993 on the simple principles of building quality homes located in desirable locations in North Devon, Chichester Developments has evolved and changes, but this ethos is still at the heart of the business today and has resulted in an enviable reputation in the area.

The company has a strong team of key employees whose task it is to deliver carefully designed, quality homes to suit modern lifestyles. The team take pride in its developments and have maintained an excellent reputation and record with NHBC and LABC.



## EASTERLY PARK

Easterly Park is situated to the east of Braunton, close to the popular area of Lower Park Road. The development comprises a mix of 36 three, four and five bedroom open market houses, 19 affordable homes and a large area of open space.

Ecology mitigation measures have been incorporated into the development to protect the local fauna and flora, including the native hedgerows, hedgehogs and bats.

## BRAUNTON AND THE LOCAL AREA

Situated 5 miles (8km) west of Barnstaple, Braunton village sits at the centre of the North Devon Area of Outstanding Beauty, including the fertile low-lying Braunton Great Field and Braunton Burrows, the core area in the North Devon Biosphere Reserve and the largest sand dune system in England.

In recent times Braunton has become a hub for surfing enthusiasts due to the close proximity of three of the South West's best surf beaches; Saunton, Croyde and Woolacombe.

The South West Coast Path National Trail links to the village and gives access to walks along the North Devon coast. The Tarka Trail also passes through the village.

Braunton itself offers everything you need from shopping facilities, churches, public houses, restaurants, schools, sporting clubs, museums and much more.



# THE WARBLER

Plots 36, 52 & 53 (Plot 52 is handed)

The Warbler is a delightful three bedroom family home.

The ground floor accommodation comprises a spacious lounge with patio doors opening into the garden, a kitchen/dining room and cloakroom.

The first floor offers a master bedroom with ensuite, two further bedrooms and bathroom.

LIVING ROOM  
5500mm x 3250mm (18' x 10' 7")

KITCHEN/DINING  
3100mm x 4800mm (10' 2" x 15' 7")

GARAGE WITH UTILITY  
2850mm x 5600mm (9' 4" x 18' 4")

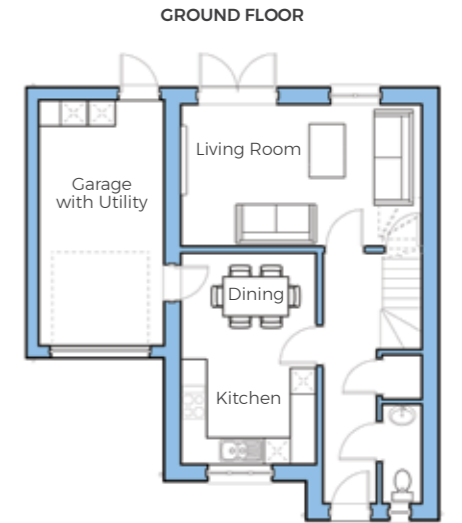
BEDROOM 1  
3150mm x 3450mm max (10' 3" x 11' 3" max)

BEDROOM 2  
3150mm x 3100mm (10' 3" x 10' 2")

BEDROOM 3  
2250mm x 3300mm (7' 4" x 10' 8")

BATHROOM  
2250mm x 2000mm (7' 4" x 6' 6")

95m<sup>2</sup> (1023 sqft) excluding garage



FLOOR PLANS FOR PLOTS 36 & 53



EASTERLY PARK

# THE SAND MARTIN

Plots 24, 38 & 55 (Plot 55 is handed)

The Sand Martin is a lovely three bedroom home with integral garage.

The ground floor comprises a kitchen/dining room with patio doors opening into the garden, good sized living room and cloakroom.

The first floor offers a master bedroom with ensuite, two further bedrooms and family bathroom.

**LIVING ROOM**  
3200mm x 4400mm (10' 5" x 14' 4")

**KITCHEN/DINING**  
5650mm x 2800mm (18' 5" x 9' 2")

**GARAGE WITH UTILITY**  
2900mm x 5600mm (9' 5" x 18' 4")

**BEDROOM 1**  
3550mm x 2950mm max (11' 6" x 9' 7" max)

**BEDROOM 2**  
2850mm x 3100mm (9' 4" x 10' 2")

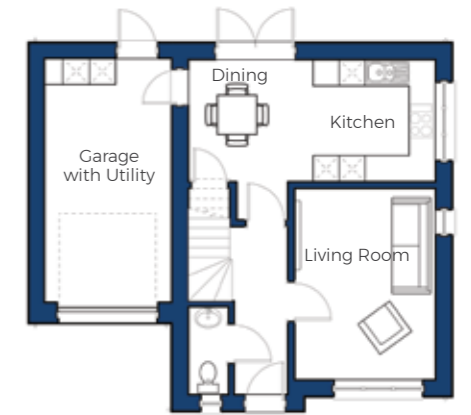
**BEDROOM 3**  
2850mm x 4800mm (9' 4" x 15' 7")

**BATHROOM**  
2650mm x 2400mm max (8' 7" x 7' 9" max)

102m<sup>2</sup> (1098 sqft) excluding garage



GROUND FLOOR



FIRST FLOOR



FLOOR PLANS FOR PLOT 24  
Kitchen window position varies in plots 38 & 55

# THE CURLEW

## Plots 35

The Curlew is an ideal three bedroom starter home.

On the ground floor is a kitchen/diner with patio doors opening into the garden, living room and cloakroom.

The first floor has three bedrooms and family bathroom.

There is parking for two vehicles.

**LIVING ROOM**  
3500mm x 4050mm (11' 5" x 13' 3")

**KITCHEN/DINING**  
5750mm x 3000mm (18' 9" x 9' 8")

**BEDROOM 1**  
3500mm x 3100mm (11' 5" max x 10' 2")

**BEDROOM 2**  
3200mm x 4000mm max (10' 5" x 13' 1" max)

**BEDROOM 3**  
2450mm x 2900mm max (8' x 9' 5" max)

**BATHROOM**  
2150mm x 1950mm (7' 1" x 6' 4")

84m<sup>2</sup> (904 sqft)



GROUND FLOOR



FIRST FLOOR



# THE TEAL

Plots 25, 37, 49, 50 & 51 (Plot 51 is handed)

The Teal is an impressive family home.

To the ground floor there is a large kitchen/diner with patio doors opening into the garden, a spacious lounge and cloakroom.

The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

**LIVING ROOM**  
4000mm x 6550mm max (13' 1" x 21' 5" max)

**KITCHEN/DINING**  
6650mm x 5150mm max (21' 8" x 16' 9" max)

**GARAGE WITH UTILITY**  
3000mm x 6200mm (9' 8" x 20' 3")

**BEDROOM 1**  
3200mm x 4950mm max (10' 5" x 16' 2" max)

**BEDROOM 2**  
3150mm x 4100mm (10' 3" x 13' 5")

**BEDROOM 3**  
3400mm x 3650mm max (11' 2" x 11' 12" max)

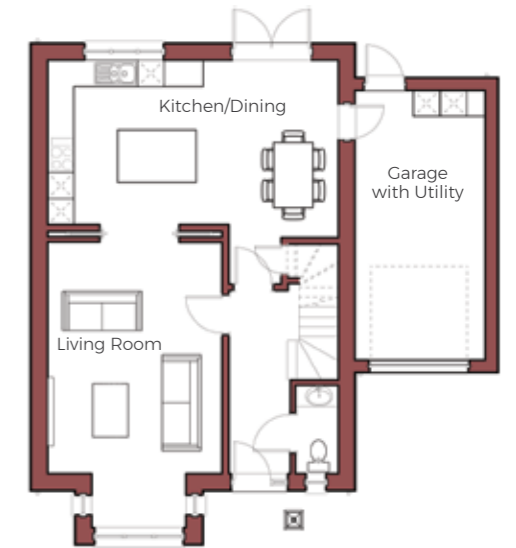
**BEDROOM 4**  
2200mm x 2900mm max (7' 2" x 9' 5" max)

**BATHROOM**  
2050mm x 2100mm (6' 7" x 6' 9")

131m<sup>2</sup> (1410 sqft) excluding garage



GROUND FLOOR



FIRST FLOOR



EASTERLY PARK

# THE SWAN

## Plot 54

The Swan is an executive style four bedroom home.

The ground floor accomodation comprises large lounge, kitchen/dining/snug with access to the rear garden, study, utility room and cloakroom.

The first floor offers a master bedroom with ensuite, three further bedrooms, and family bathroom.

This property also has a double garage.

**LIVING ROOM**  
3900mm x 6050mm max (12' 8" x 19' 8" max)

**KITCHEN/DINING/SNUG**  
8700mm x 4400mm max (28' 5" x 14' 4" max)

**STUDY**  
2200mm x 2150mm (7' 2" x 7' 1")

**UTILITY**  
1500mm x 1650mm (4' 9" x 5' 4")

**GARAGE**  
5450mm x 5500mm (17' 9" x 18')

**BEDROOM 1**  
3600mm x 3850mm (11' 8" x 12' 6")

**BEDROOM 2**  
2800mm x 4050mm max (9' 2" x 13' 3" max)

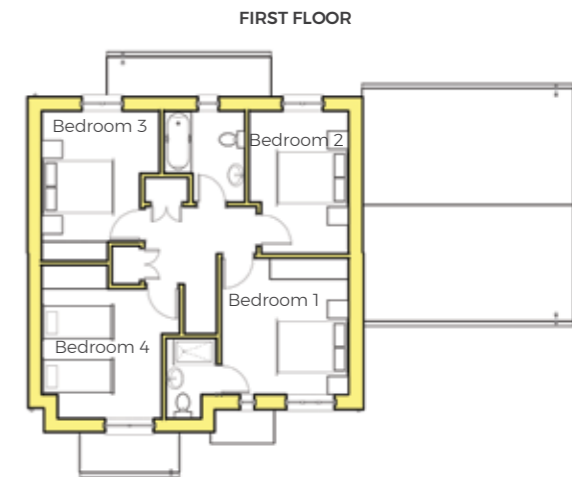
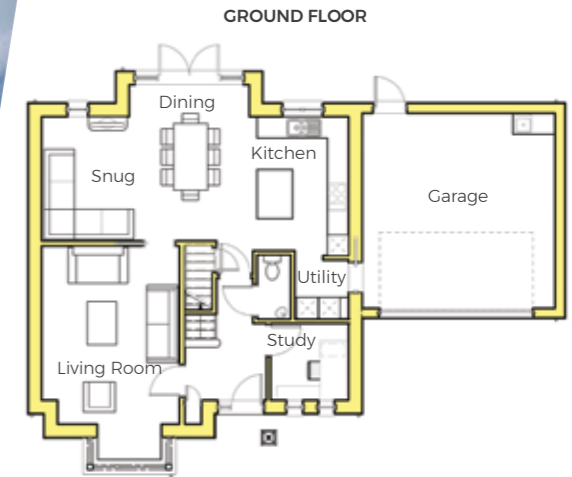
**BEDROOM 3**  
3350mm x 3700mm max (11' x 12' 1" max)

**BEDROOM 4**  
3900mm x 3650mm max (12' 8" x 11' 12" max)

**BATHROOM**  
2300mm x 2600mm (7' 5" x 8' 5")

149m<sup>2</sup> (1604 sqft) excluding garage

11 Images and floor plans for identification purposes only.



EASTERLY PARK



## SPECIFICATION

Each home at Easterly Park has been thoughtfully designed to provide superior comfort and style and constructed to high energy efficiency standards for lower running costs.

### KITCHEN

- Fitted kitchen with choice of door and handles\*
- 3 bed units to have duropal worktops and upstands (upgrade available)\*
- 4 and 5 bed units to have silestone/quartz worktops\*
- Inset one & half bowl sink with mixer taps
- Coloured glass splashback to cooker hood\* (where applicable)
- 3 bed units to have built in electric single oven, ceramic hob and electric hood
- 4 and 5 bed units to have built in electric double oven, ceramic hob and electric hood
- Integrated fridge freezer
- Integrated dishwasher

### BATHROOM, ENSUITE (WHERE APPLICABLE) & CLOAKROOM

- Stylish fitted vanity furniture with white sanitaryware
- Chrome Vado taps
- Thermostatic shower over bath with screen
- Soft close toilet seat
- Wall tiling from a selected range (Bathroom and Ensuite only)\*
- Floor tiles from a selected range (Bathroom and Ensuite only)\*
- Chrome dual fuel heated towel rail (Bathroom and Ensuite only)
- Extractor fans
- Shaver socket

### ELECTRICAL

- BT socket to ground floor and master bedroom
- TV point in lounge, kitchen and all bedrooms
- USB socket in lounge, kitchen and all bedrooms
- Satin chrome sockets and light switches to main living areas, white sockets and light switches in all other rooms
- Mains smoke detector with battery back up
- Electric doorbell push and chime
- External lighting to front
- Plumbing and electrics for washing machine
- Electric garage door to 4 and 5 bedroom units only

### DECORATION

- Contemporary doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white gloss
- Oak balustrades and handrail

### ENERGY EFFICIENCY, HEATING & INSULATION

- Roof mounted high-efficiency PV panels
- Gas fired condensing boiler
- Underfloor heating to ground floor and radiators with thermostatic controls to first floor
- Cavity wall and loft insulation installed to Building Control Standards

### EXTERNAL

- Extensive slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to side boundaries
- Outside tap to rear of property

\* Choice dependent upon build stage

Optional extras available — please speak to selling agents for further details



### HOW TO FIND US

Proceed from Barnstaple to Braunton on A361. At the first roundabout (approx 3 miles) take the second exit and stay on the A361. At the second roundabout take the second exit and stay on A361. After approx 1/4 mile, turn right onto Wrafton Road, past the Braunton Academy on the left and at the roundabout take the second exit to Lower Park Road. After 0.4 miles turn right into South Park. Easterly Park can be found at the end of this road.

Postcode: EX33 2FH

All photography of appliances and finishes are typical of Easterly Park specification.

Disclaimer: Whilst these particulars have been prepared with due care, for the convenience of interested purchasers, the information is intended as a preliminary guide only. The right is expressly reserved by Chichester Developments to amend or vary same, and therefore, nothing contained herein shall substitute or form part of any contract. Room sizes are believed to be accurate to within 4cm although these are given as an approximated guide only. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Kitchen and bathroom layouts and all images used are indicative only.



KEY

-  WARBLER - 3 Bed House 95m<sup>2</sup>
-  SAND MARTIN - 3 Bed House 102m<sup>2</sup>
-  CURLEW - 3 Bed House 84m<sup>2</sup>
-  TEAL - 4 Bed House 131m<sup>2</sup>
-  SWAN - 4 Bed House 149m<sup>2</sup>





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