



All the  
**Qualities**  
you're looking for  
in a new home



**DORBCREST** *Homes*

A move in the right direction



# The Dorbcrest Difference

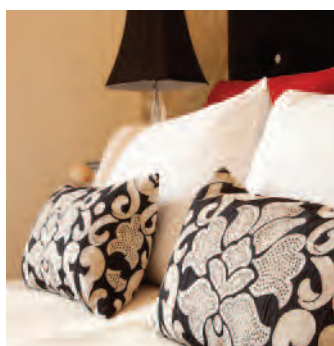
## Quality in every last detail...

Being true to that ideal means more than simply building the best quality homes in the best possible locations. It means making sure that whenever you need us, we're there with the very best help and advice. That's why we're full of ideas to make the path to the door of your new Dorbcrest home a little smoother. For example, our Part Exchange and Make a Move schemes take the hassle and headaches out of buying and selling.

It's also why, when you've got a question with your new home, you can talk to a member of our qualified team whose job it is to make sure your enquiry is dealt with promptly and professionally, every time.

The way we look at it, you're a Dorbcrest customer from your first enquiry to settling into your brand new home. So we'll make sure you get the full Dorbcrest service from start to finish.





# Homes for people who simply **don't** want to **compromise**

As a family run, local housebuilder we've learnt that true value is in the fine detail. In the past, choosing a new home often involved a little give and take. When you buy a new home from Dorbcrest Homes however, you don't have to make those choices, because when we build a house or an apartment, we don't build in compromise; we build in all the qualities you're looking for in a new home.





## Designed with you in mind

Fashion, as they say, is temporary. True design makes a statement forever.

Nowhere is this more evident than in a Dorbcrest home. For over thirty years now we've been building homes not to the whim of the 'next big thing' but to the careful and considered plans of Architects and Interior Designers who think and work in terms of decades.

The result is a portfolio of homes that mix timeless design values with contemporary style whose look and feel will never date.



## Desirability by design

Every new Dorbcrest home is built to make life easier for you.

Sensibly placed doors allow a natural flow of light through your home and designer fixtures and fittings ensure luxury and comfort throughout.

They seem like little things and, because they work so well, you probably won't even notice them. But they're the perfect example of the kind of small considerations which give your home comfort and desirability like no other.



## Workmanship that lasts and lasts

You'll find that housebuilders often brag about their homes 'lasting a lifetime'...

The way we look at it, with a family growing up under one roof, a house should be good for your lifetime. That's why we take particular care with the standard of materials we use in our developments, and the standard of the designers, builders and workmen we employ. They put as much pride into building a new house as you will in making it the perfect home. And this incredible care and attention to detail is on display everywhere you look in any new Dorbcrest Home.



## Quality and performance

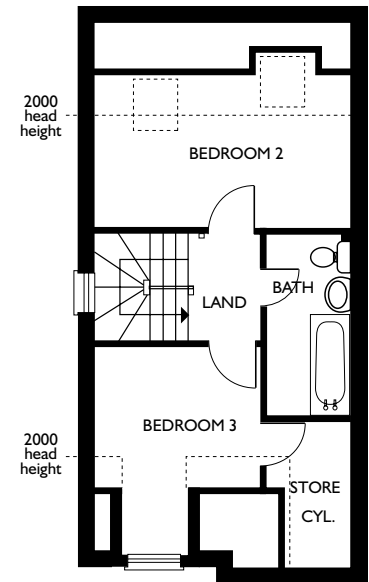
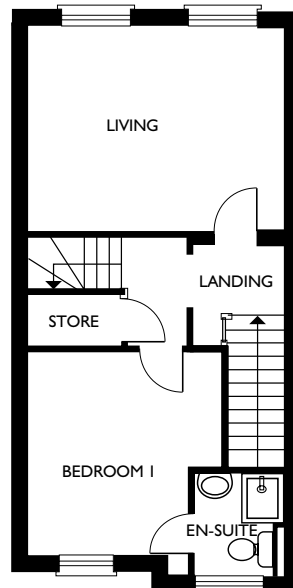
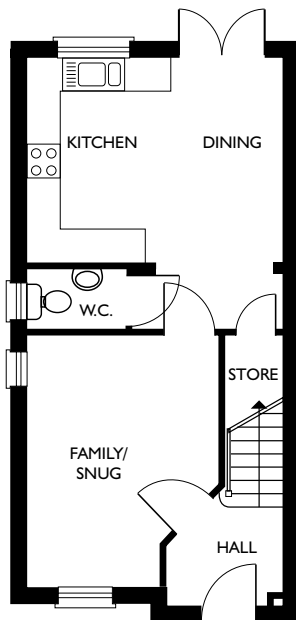
We want you to be happy with your new home for as long as you stay there.

That could be many years, so you'll find we've planned for the long run in kitchens and kitchen appliances that are robust, reliable and practical. In bathrooms and shower cubicles that remain stylish, scratch free and 'fit for purpose'. And in floors, floorcoverings, skirting boards and even furnishings that can take the knocks of everyday life.



# THE DEWSBURY

3 BEDROOM SEMI-DETACHED HOME WITH PARKING BAY



## GROUND FLOOR

|                |                  |                 |
|----------------|------------------|-----------------|
| Family/Snug    | 3.420m x 4.410m* | 11'3" x 14'6" * |
| Kitchen/Dining | 4.480m x 3.605m  | 14'8" x 11'10"  |
| W.C.           | 1.755m x 1.060m  | 5'9" x 3'6"     |

## FIRST FLOOR

|           |                  |                 |
|-----------|------------------|-----------------|
| Living    | 4.480m x 3.585m  | 14'8" x 11'9"   |
| Bedroom 1 | 3.420m x 3.580m* | 11'3" x 11'9" * |
| En-Suite  | 1.575m x 1.775m  | 5'2" x 5'10"    |

## SECOND FLOOR

|           |                  |                |
|-----------|------------------|----------------|
| Bedroom 2 | 4.480m x 2.695m  | 14'8" x 8'10"  |
| Bedroom 3 | 2.915m x 3.725m* | 9'7" x 12'3" * |
| Bathroom  | 1.475m x 3.225m  | 4'10" x 10'7"  |



Whilst every care is taken in the preparation of the information and artist impression on this leaflet, they are for guidance only. External details and finishes may vary on individual plots and from one development to another. Local authority requirements and our policy of continuous improvement may cause details to be varied. Therefore these details do not constitute any part of an offer or a contract and all dimensions are approximate. \*Denotes the given measurement is a maximum dimension. 2016.



[www.dorbcresthomes.co.uk](http://www.dorbcresthomes.co.uk)

# LINEARBANK GRANGE

## DEVELOPMENT PLAN



- THE BANKLEY**  
 5 bedroom detached home with integral garage
- THE ROCHESTER**  
 4 bedroom detached home with integral garage
- THE WREN C**  
 4 bedroom detached home with single garage
- THE BEELEY**  
 4 bedroom detached home with double garage
- THE DEWSBURY**  
 3 bedroom semi-detached home with parking bay