



STYLISH CITY HOMES  
SET AGAINST A  
BEAUTIFUL NATURAL  
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plots 1, 2, 3, 4 (Nos. 10, 8, 6, 4 Vawser Way)



Computer generated image of Plot 1-5 (10-2 Vawser Way)

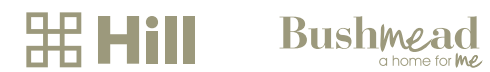
# NINEWELLS

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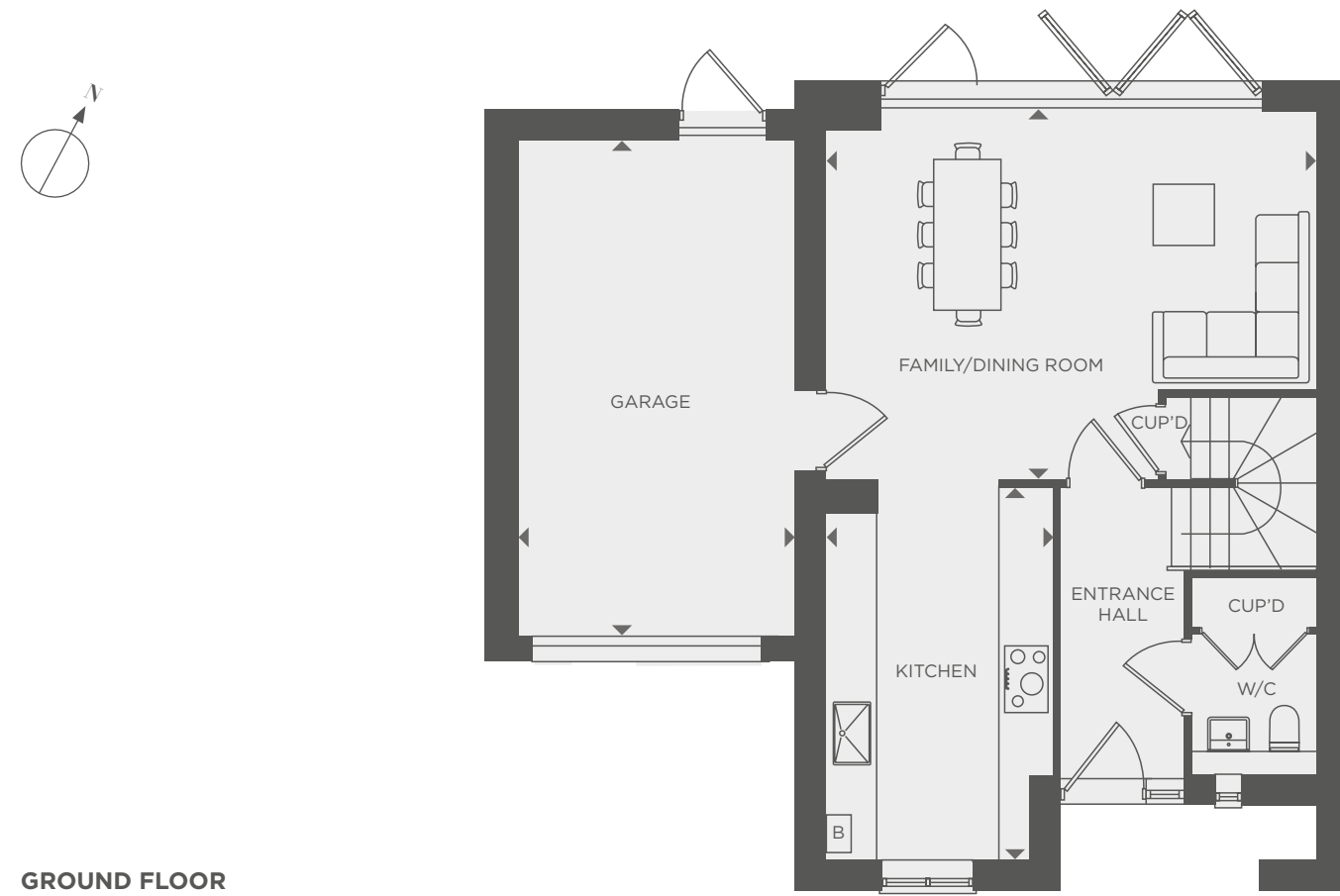
Housebuilder of the Year

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Ninewells properties are computer generated and the landscaping may have been enhanced.  
DESIGN AND PRODUCTION DS.EMOTION MAY 2016

THE DRAYTON  
PLOT 1-4  
(4-10 VAWSER WAY)





GROUND FLOOR

Set on Vawser Way, the western point of Ninewells, these fantastic four bedroom houses overlook one of the many green spaces, with views extending towards the beautiful Gog Magog Downs. These stunning homes provide well thought-out living spaces and an outstanding specification, making busy modern family life easier.

The ground floor comprises of an open plan family/dining room and well equipped kitchen with integrated Bosch appliances, and also provides access to the private garden via large bi-fold doors, making the space versatile and perfect for entertaining.

On the first floor you will discover a large, bright and airy living room with a south-west facing Juliet balcony, encouraging you to take full advantage of the far-reaching views. Two spacious double bedrooms and a contemporary family bathroom, with both a bath and a shower, can be found on this floor, making it perfect for a growing family.

A haven of relaxation awaits you on the second floor, where the master bedroom with en-suite and dressing area, boasts a south-west facing Juliet balcony. Leading off the bright landing that benefits from a skylight, you'll find a further bedroom with en-suite and built in wardrobe. The piece de resistance can be found on this floor; a stunning south-west facing roof terrace providing glorious views over Ninewells towards the beautiful countryside beyond, making for the perfect place to enjoy the glorious sunsets from.

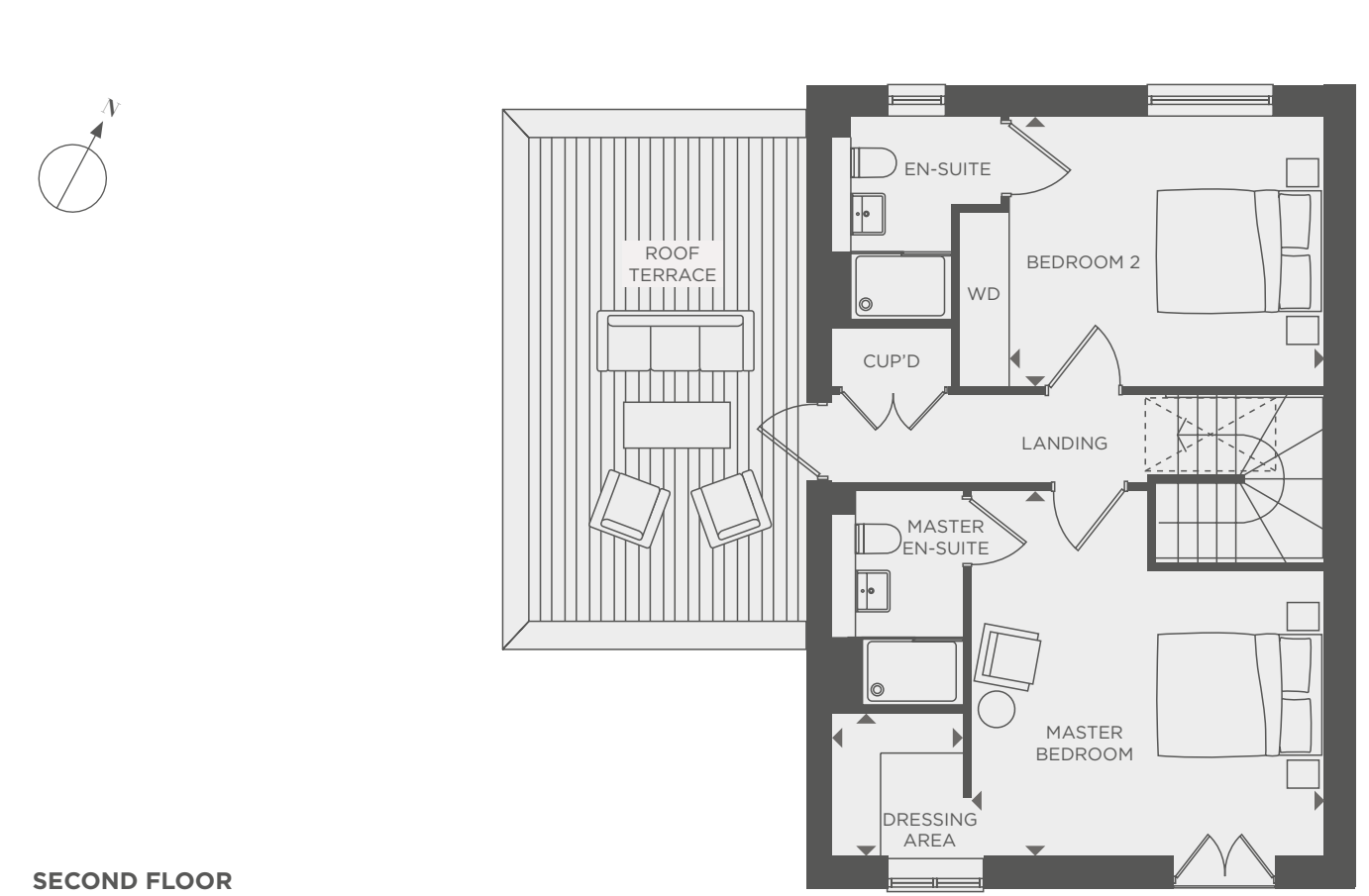
**Plots 1-4 (4-10 Vawser Way) are all Classic Specification. Please see Ninewells host brochure for full specification.**



FIRST FLOOR



Computer generated image of Plots 1-5 (10-2 Vawser Way)



SECOND FLOOR

**GROUND FLOOR**

Kitchen	2.70	x	4.45	8'9"	x	14'6"
Dining/Family Room	5.85	x	4.35	19'2"	x	14'3"
Garage	3.30	x	5.85	10'8"	x	19'2"

**FIRST FLOOR**

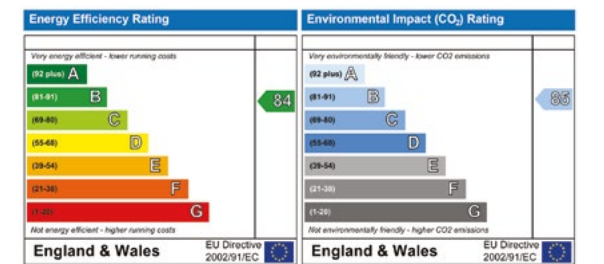
Living Room	5.85	x	3.35	19'2"	x	11'0"
Bedroom 3	3.75	x	3.30	12'3"	x	10'8"
Bedroom 4	3.30	x	5.85	10'8"	x	19'2"

**SECOND FLOOR**

Bedroom 2	4.15	x	3.30	13'6"	x	10'8"
Master Bedroom	4.15	x	4.35	13'6"	x	14'3"
Dressing Area	1.60	x	1.70	5'2"	x	5'6"

[B] = Boiler [WD] = Wardrobe [HWC] = Hot Water Cylinder [X] = Skylight

Predictive Energy Assessment for Plots 1-4 (4-10 Vawser Way)



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.