



SECRET GARDENS

Secret Gardens is an exciting new development of ten, 4 Bedroom detached homes located just off Speedwell Close which is one of the most sought after parts of Bedworth.

The properties will be built to a high specification and demand is expected to be high. Bedworth is a market town located 3 miles south of Nuneaton and 5 miles north of Coventry with easy access to M6 junction 3. Also Bedworth's train station offers regular routes to Nuneaton and Coventry which in turn offers direct services to Birmingham, London and the North.

Bedworth offers ample schooling with two senior schools nearby along with several primary and junior schools.

Almost all your everyday shopping needs can be met at the nearby Arena shopping complex where you'll find a range of high street names, including Tesco's extra, Marks and Spencer, Boots and Next. Also close to the development is the Ricoh arena home to Wasps RFC and Coventry City FC, an award winning multi-purpose complex which offers state of the art conference, banqueting, exhibition, hotel and sports facilities along with one of Europe's largest casinos.

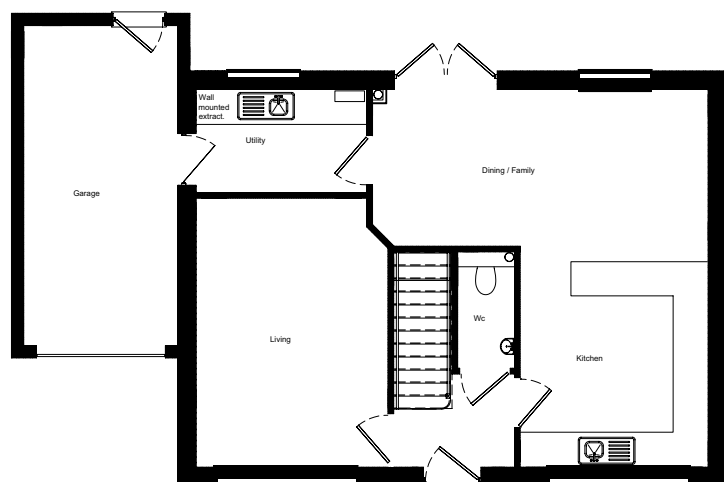




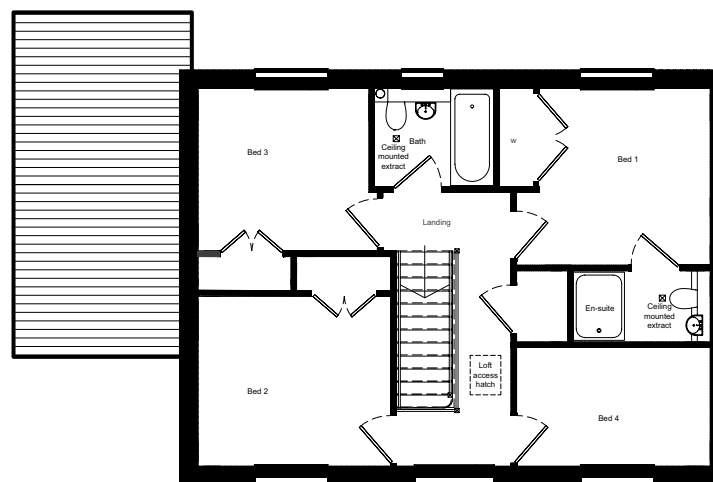


The Elm

Plot 1: 1,306 Sq.Ft



Plot One
Ground Floor Plan



Plot One
First Floor Plan

Ground Floor

Living	4733 x 3375mm
Kitchen	3889 x 3308mm
Dining	5908 x 2759mm
WC	2049 x 1000mm
Utility	3003 x 1815mm
Garage	5635 x 2710mm

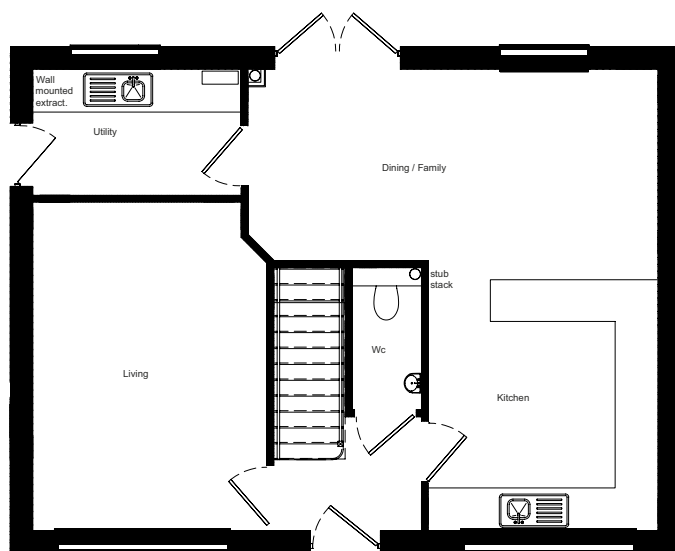
First Floor

Bed 1	3408 x 3110mm
Bed 2	3388 x 2989mm
Bed 3	3152 x 2858mm
Bed 4	3408 x 2088mm
Bath	2100 x 1730mm
En-suite	2408 x 1250mm

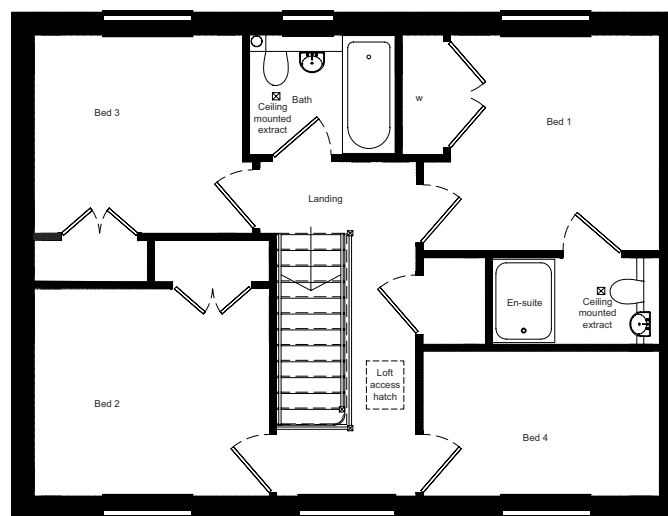


The Elm

Plot 5: 1,306 Sq.Ft



Plot Five
Ground Floor Plan



Plot Five
First Floor Plan

Ground Floor

Living	4733 x 3375mm
Kitchen	3889 x 3308mm
Dining	5908 x 2759mm
WC	2049 x 1000mm
Utility	3003 x 1815mm

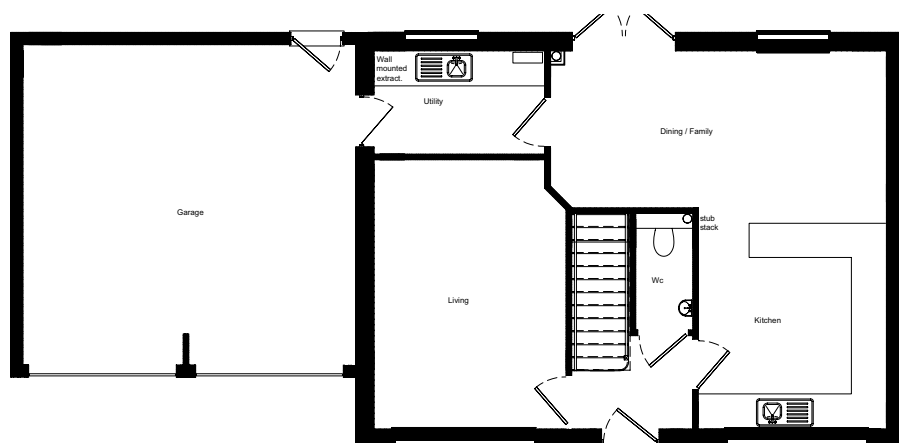
First Floor

Bed 1	3408 x 3110mm
Bed 2	3388 x 2989mm
Bed 3	3152 x 2858mm
Bed 4	3408 x 2088mm
Bath	2100 x 1730mm
En-suite	2408 x 1250mm



The Elm

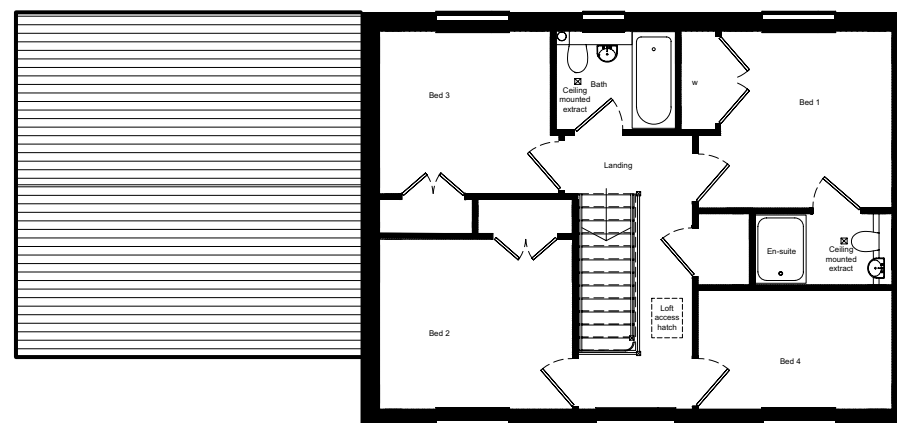
Plot 9: 1,306 Sq.Ft



Plot Nine
Ground Floor Plan

Ground Floor

Living	4733 x 3375mm
Kitchen	3889 x 3308mm
Dining	5908 x 2759mm
WC	2049 x 1000mm
Utility	3003 x 1815mm
Garage	5850 x 5635mm



Plot Nine
First Floor Plan

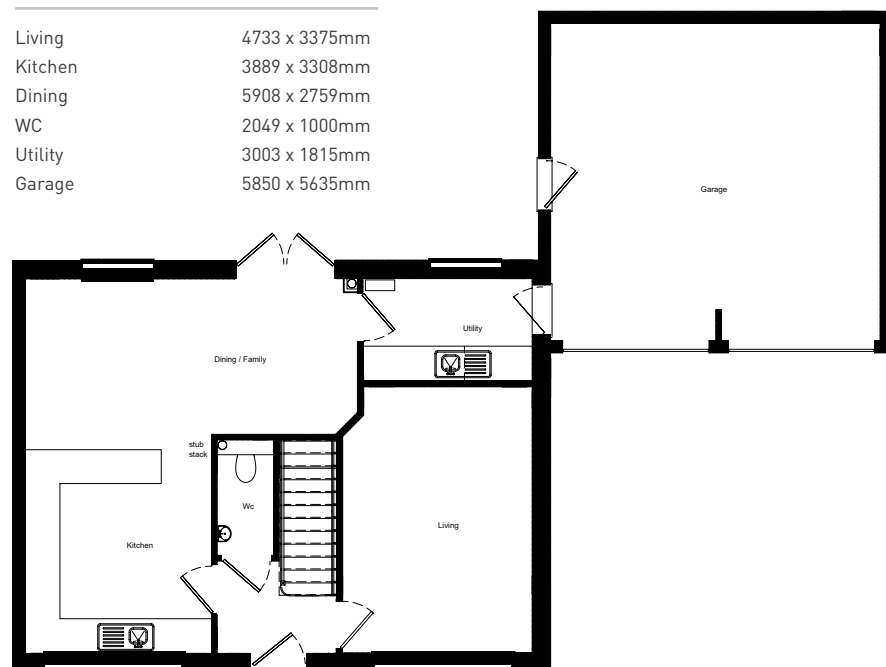
First Floor

Bed 1	3408 x 3110mm
Bed 2	3388 x 2989mm
Bed 3	3152 x 2858mm
Bed 4	3408 x 2088mm
Bath	2100 x 1730mm
En-suite	2408 x 1250mm

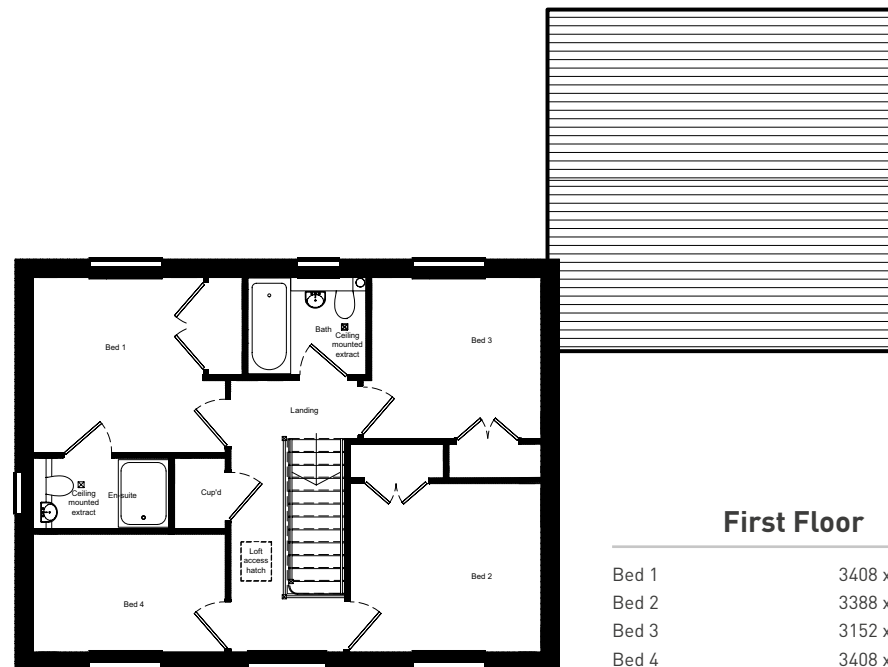


Ground Floor

Living	4733 x 3375mm
Kitchen	3889 x 3308mm
Dining	5908 x 2759mm
WC	2049 x 1000mm
Utility	3003 x 1815mm
Garage	5850 x 5635mm



Plot Ten
Ground Floor Plan



First Floor

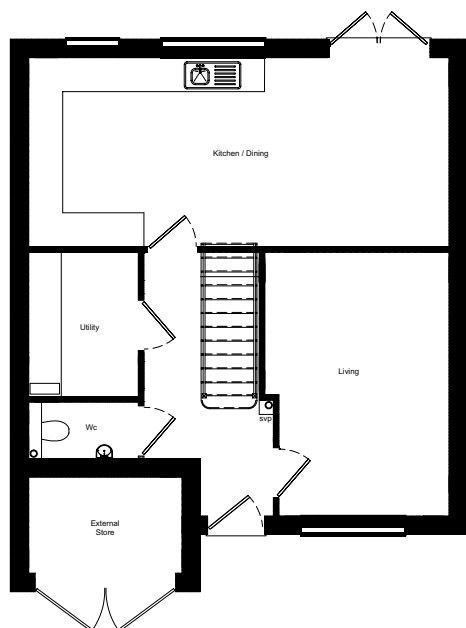
Bed 1	3408 x 3110mm
Bed 2	3388 x 2989mm
Bed 3	3152 x 2858mm
Bed 4	3408 x 2088mm
Bath	2100 x 1730mm
En-suite	2408 x 1250mm

Plot Ten
First Floor Plan



The Beechwood

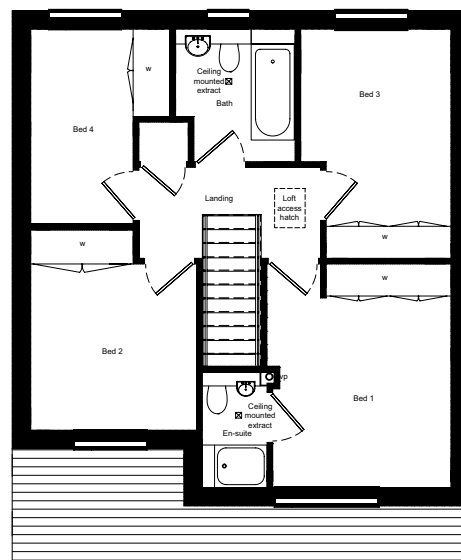
Plots 2/6/7/8 : 1,125 Sq.Ft



Plot Two and Six
Ground Floor Plan

Ground Floor

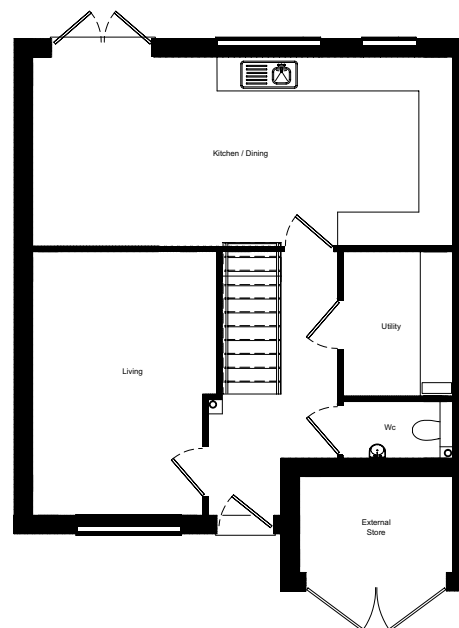
Living	4665 x 3258mm
Kitchen / Dining	7435 x 3345mm
WC	1937 x 1000mm
Utility	2553 x 1937mm
External Storage	2710 x 1698mm



Plot Two and Six
First Floor Plan

First Floor

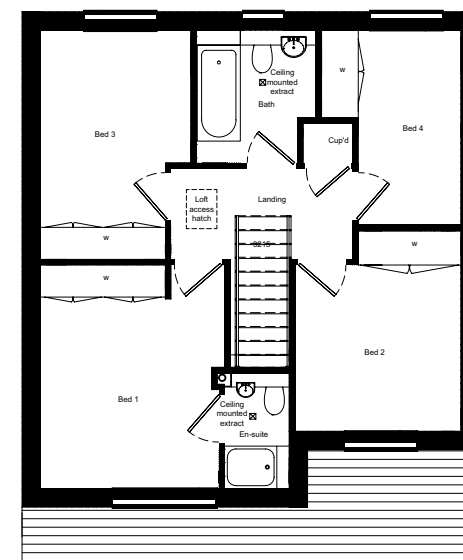
Bed 1	3995 x 3154mm
Bed 2	2943 x 2937mm
Bed 3	2658 x 4055mm
Bed 4	3455 x 1813mm
Bath	2354 x 2115mm
En-suite	2046 x 1144mm



Plot Seven and Eight
Ground Floor Plan

Ground Floor

Living	4665 x 3258mm
Kitchen / Dining	7435 x 3345mm
WC	1937 x 1000mm
Utility	2553 x 1937mm
External Storage	2710 x 1698mm



Plot Seven and Eight
First Floor Plan

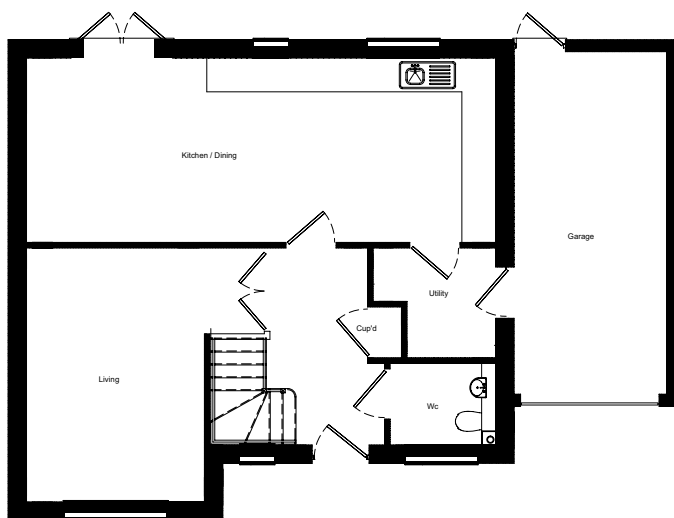
First Floor

Bed 1	3995 x 3154mm
Bed 2	2943 x 2937mm
Bed 3	2658 x 4055mm
Bed 4	3455 x 1813mm
Bath	2354 x 2115mm
En-suite	2046 x 1144mm



The Hawthorn

Plot 3: 1,319sq Sq.Ft



Plot Three
First Floor Plan

First Floor

Living	5510 x 4225mm
Kitchen / Dining	8335 x 3275mm
WC	1875 x 1450mm
Utility	2175 x 1948mm
Garage	6085 x 2710mm



Plot Three
Ground Floor Plan

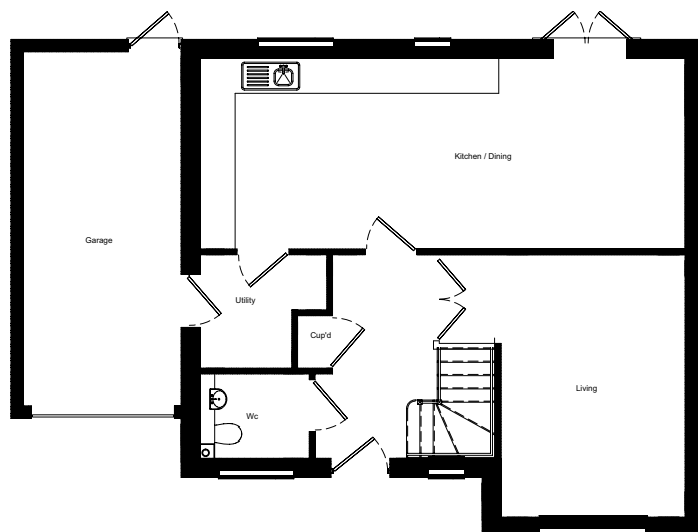
Ground Floor

Bed 1	4967 x 3160mm
Bed 2	3955 x 3670mm
Bed 3	3250 x 2818mm
Bed 4	3160 x 2818mm
Bath	2525 x 1755mm
En-suite	2136 x 1783mm



The Hawthorn

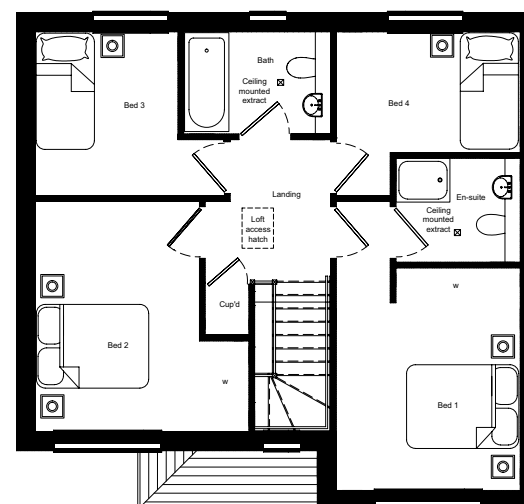
Plot 4 : 1,319 Sq.Ft



Plot Four
First Floor Plan

First Floor

Living	5510 x 4225mm
Kitchen / Dining	8335 x 3275mm
WC	1875 x 1450mm
Utility	2175 x 1948mm
Garage	6085 x 2710mm



Plot Four
Ground Floor Plan

Ground Floor

Bed 1	4967 x 3160mm
Bed 2	3955 x 3670mm
Bed 3	3250 x 2818mm
Bed 4	3160 x 2818mm
Bath	2525 x 1755mm
En-suite	2136 x 1783mm



Specification

KITCHENS

- Individually designed kitchens • Stainless steel electric double oven • Stainless steel chimney cooker hood
- 1.5 bowl sink • Integrated fridge / freezer • Integrated dishwasher • 300mm wine cooler • LED downlighters

BATHROOMS

- White Vitra sanitaryware with chrome taps • LED downlighters • Shaver point • Chrome heated towel rail • Ceramic floor & wall tiles as standard

EN-SUITE / SHOWER ROOM

- Chrome shower cubicle with low profile shower tray • Grohe thermostatic shower
- LED downlighters • Chrome heated towel rail • Shaver point • Ceramic floor and wall tiles as standard

LOUNGE

- T.V. and B.T. point • Fused spur for electric fire

MASTER BEDROOM

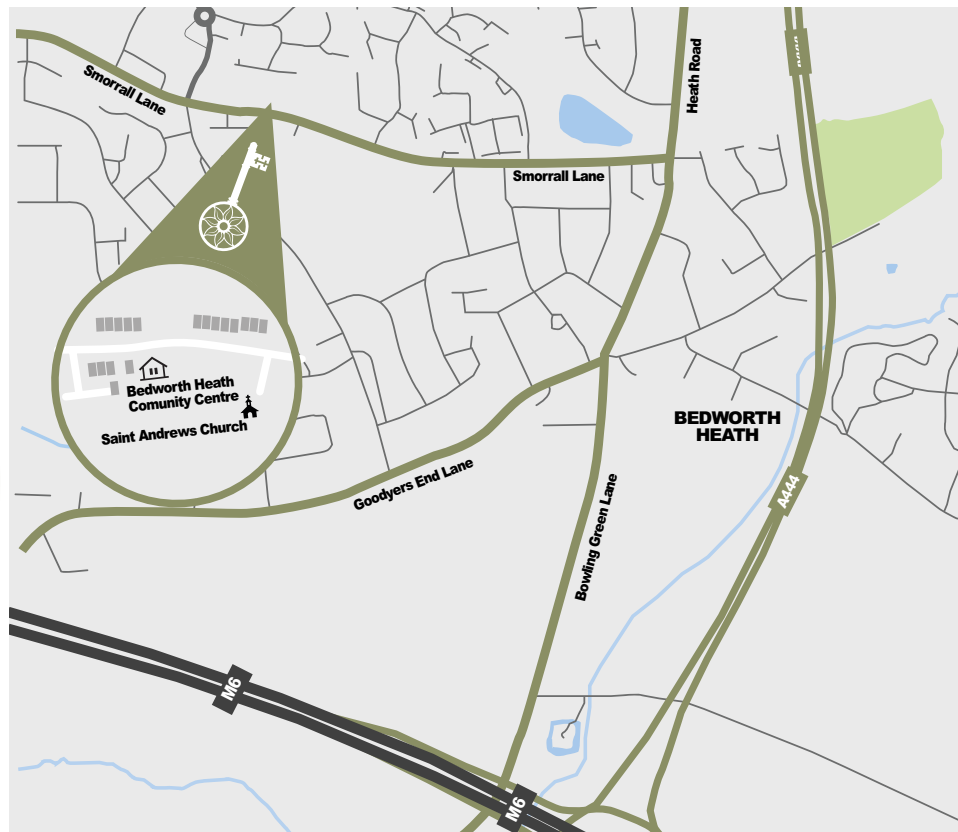
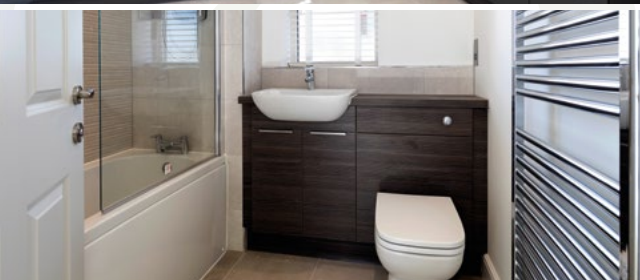
- T.V and B.T point • Wardrobes

BEDROOM 2

- T.V point • Wardrobes

OTHERS

- Gas central heating with thermostatic radiators • Porch light fitted to front & rear • Alarms fitted as standard • Chrome ironmongery
- Chrome sockets & switches • PVCU argon filled double glazing • 10 year NHBC certificate • Patio • Landscaped lawn



Why buy an O'Flanagan home?

O'Flanagan Homes is a family-run business specialising in building quality homes in the Coventry and Warwickshire area. The O'Flanagan Homes philosophy has always been to build homes rather than houses. That means paying particular attention to the details which are of importance to you. The heritage started when James O'Flanagan started to build homes in Warwickshire in 1949.

Over the next 60 years this company developed into a highly respected local developer. All O'Flanagan Homes come with a 10-year guarantee and have an excellent high-quality finish.



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